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MAR 28 2023



# Montgomery County *Community* DEVELOPMENT

## **HOME Investment Partnerships Program American Rescue (HOME-ARP) Allocation Plan**

Director: Rebecca Ansley  
Assistant Director: Amanda Vance



Presented to Commissioners Court 03/28/2023

County Judge:	Mark J. Keough
Commissioner Precinct 1:	Robert C. Walker
Commissioner Precinct 2:	Charlie Riley
Commissioner Precinct 3:	James Noack
Commissioner Precinct 4:	Matt Gray

**Questions or Comments?** Please contact the MCCD office at: [CDBG.MCTX@MCTX.ORG](mailto:CDBG.MCTX@MCTX.ORG)



## MONTGOMERY COUNTY, TX HOME-ARP Allocation Plan

Submitted to:  
U. S. Department of Housing and Urban Development  
as a Substantial Amendment to the  
2021 Annual Action Plan

### Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

09/20/2021

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

M21-UP480235

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:** MONTGOMERY COUNTY, Texas

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

746000558

**\* c. UEI:**

DR3UM2VRE4D7

**d. Address:**

**\* Street1:** 501 N. THOMPSON ST

**Street2:** SUITE 200

**\* City:** CONROE

**County/Parish:** MONTGOMERY

**\* State:** TX: Texas

**Province:**

**\* Country:** USA: UNITED STATES

**\* Zip / Postal Code:** 77301-2500

**e. Organizational Unit:**

**Department Name:**

COMMUNITY DEVELOPMENT

**Division Name:**

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

**Prefix:** Mrs.

**\* First Name:** REBECCA

**Middle Name:**

**\* Last Name:** ANSLEY

**Suffix:**

**Title:** DIRECTOR-GRANTS & COMMUNITY DEVELOPMENT

**Organizational Affiliation:**

**\* Telephone Number:** 936-538-5594

**Fax Number:**

**\* Email:** REBECCA.ANSLEY@MCTX.ORG

## Application for Federal Assistance SF-424

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

### 11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership Program

### \* 12. Funding Opportunity Number:

NA

\* Title:

NA

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

HOME Investment Partnerships Program- American Rescue Plan (ARP)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

TX-008

\* b. Program/Project

TX-008

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 09/20/2021

\* b. End Date: 09/30/2030

**18. Estimated Funding (\$):**

* a. Federal	2,548,899.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	2,548,899.00

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

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ \*\* I AGREE

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

**Authorized Representative:**

Prefix: Mr. \* First Name: MARK

Middle Name:

\* Last Name: KEOUGH

Suffix:

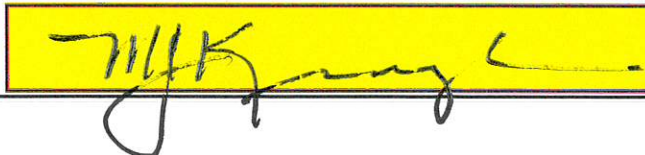
\* Title: MONTGOMERY COUNTY JUDGE

\* Telephone Number: 936-539-7812

Fax Number: 936-760-6819

\* Email: COJUDGE@MCTX.ORG

\* Signature of Authorized Representative:



\* Date Signed: 03/28/2023

## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


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

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

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

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Montgomery County Judge
APPLICANT ORGANIZATION Montgomery County, Texas	DATE SUBMITTED 03/28/2023

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009

Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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

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


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	<div data-bbox="906 1325 1474 1352" style="border: 1px solid black; padding: 2px;">Montgomery County Judge</div>
APPLICANT ORGANIZATION	DATE SUBMITTED
<div data-bbox="142 1461 857 1486" style="border: 1px solid black; padding: 2px;">Montgomery County</div>	<div data-bbox="906 1461 1474 1486" style="border: 1px solid black; padding: 2px;">03/28/2023</div>

## HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.


**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

  
\_\_\_\_\_  
Signature of Authorized Official      3/28/2023  
\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
Montgomery County Judge  
\_\_\_\_\_  
Title

# MONTGOMERY COUNTY, TX

## HOME-ARP Allocation Plan

Submitted to HUD as a Substantial Amendment to the  
Approved 2021 Annual Action Plan

### Consultation

**Section 1: Describe the consultation process including methods used and dates of consultation.**

Montgomery County identified local and regional stakeholders whose organizations or agencies address the needs of the HOME-ARP qualifying populations and invited them to attend consultation sessions. Meeting dates were January 4-5, 2023. In addition, data was obtained in writing from the Harris County Domestic Violence Coordinating Council. All sessions were conducted via GoToMeeting. A brief PowerPoint presentation was made at the beginning of each session, providing an overview of the HOME-ARP program, definitions of the qualifying populations, a list of eligible activities that could be funded with the HOME-ARP grant and a list of questions focused on identifying the gaps and needs within the homeless system in Montgomery County. Notes were taken on the needs and gaps identified by participants. A complete list of all stakeholders invited, the PowerPoint presentation and all meeting notes are included in Appendix A.

**Section 2: List the organizations consulted and summarize feedback received and results of upfront consultation with these entities. Required stakeholders are italicized.**

Stakeholder comments received through the various consultation sessions are included in the chart below and referenced throughout the Needs Assessment & Gaps Analysis. In the following chart, QP refers to the HOME-ARP Qualifying Populations served by the named stakeholder agency or organization and, specifically, the following four population groups:

- QP1: a homeless individual or family who lacks a fixed, regular, and adequate nighttime residence
- QP2: an individual or family with an annual income below 30% of the median family income for the area and at risk of becoming homeless
- QP3: any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- QP4: other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability.

Date	Agency/Organization Name – HOME-ARP Qualifying Populations Served
January 4, 2023 at 9 am via GotoMeeting	<b>Focus: Continuum of Care</b> Coalition for the Homeless – Continuum of Care (all QPs) NAMI of Greater Houston – Private advocacy organization Angel Reach – Homeless service provider (QP1, QP2) Endeavors – Homeless service provider (QP1, QP2) Family Promise of Montgomery County - Homeless service provider (QP1, QP2) Volunteers of America – Homeless service provider (QP1, QP2, QP4) Operation: Achieve Independence – Homeless service provider (QP1, QP2)
<b>NEEDS IDENTIFIED:</b> <ul style="list-style-type: none"> <li>• Need for safe, affordable housing, especially accessible units.</li> </ul>	



# MONTGOMERY COUNTY, TX

	<ul style="list-style-type: none"> <li>• Difficult to find rental units in the marketplace.</li> <li>• Rents are very high. On average between \$1,000-\$1,300 for a 2BR unit.</li> <li>• There are gaps in service and units for persons with mental illness and those with substance abuse issues.</li> <li>• There is a gap of 1,900 units in the CoC. Units are especially needed for rapid re-housing.</li> <li>• Many very low-income persons are renting rooms from others due to lack of units and high rents.</li> <li>• Landlords require income of 3 times the rent for security deposit and first month rent. This is a barrier that many low income persons can't overcome.</li> <li>• Need for housing for persons leaving prison.</li> <li>• Need for units for children aging out of foster care (ages 18-24)</li> <li>• Biggest need is for 1BR units but also there is a need for 2BR and 3BR units.</li> <li>• Service needs include: Rapid re-housing, Permanent Supportive Housing, Case Management and Life Skills training, Mental health wrap around services, Services for persons with substance abuse</li> <li>• To address lack of landlords, there is a need for more "Landlord Engagement Programs". These have been proven effective for persons who have been homeless. The program should waive or pay for the rental fees such as application/background checks/security deposit, etc.</li> </ul>
<p>January 4, 2023 at 11 am via GotoMeeting</p>	<p><b>Focus: Homeless Service Providers</b></p> <p>Veterans of America – Veterans group (all QPs)          Yes to Youth – Homeless service provider (QP1, QP2)          Coalition for the Homeless – Continuum of Care (all QPs)          D. Hope Miller Foundation – Homeless service provider (all QPs)          Salvation Army – Homeless service provider (QP1, Q2, QP4)          Endeavors – Homeless service provider (QP1, QP2, QP3)          Angel Reach – Homeless service provider (QP1, QP2, QP3)          Compassion United – Homeless service provider (QP1, QP2, QP3)</p>
<p><b>NEEDS IDENTIFIED:</b></p> <ul style="list-style-type: none"> <li>• Need for 1BR and 2BR units that are affordable and with landlords who will lease to tenants with credit/criminal histories.</li> <li>• Rents for 1BR units are generally \$1,300 per/mo. and \$1,600 for 2BR units not including utilities.</li> <li>• Utilities are emerging as an issue for at risk households since all utilities are increasing, contributing to affordability of rental units.</li> <li>• Lack of supportive services/wrap around services especially: Case Management, Mental health services, Specialized counseling for persons who have experienced trauma, Health care, Employment/Job training/Education services, Food insecurity, Childcare, Breaking the cycle of poverty, Legal services to assist homeless persons with previous housing issues, Teaching renters to be good tenants, Budgeting and financial literacy, In rural areas transportation to services and employment/jobs</li> <li>• Need for an Advocacy and Care Coordinator for services and housing resources for homeless persons</li> <li>• Hard to hire case managers because of salaries, which need to be in the \$50K range which would allow for a case manager with a caseload of 20.</li> <li>• Need a landlord engagement program to recruit more landlords and prevent evictions.</li> <li>• Difficult to get large property management firms to participate in subsidy programs as they avoid taking homeless persons/subsidies.</li> <li>• Mom-and-Pop property managers are much easier to deal with and are more flexible in accepting subsidies and/or homeless persons as tenants</li> <li>• Landlords may not accept a tenant due to immigration status; need to be educated on this issue.</li> <li>• Risk Factors for housing instability include: Need for more sick leave for those who are employed as sickness/illness causes missed work which can lead to missed rent payments and eviction, Abandonment of</li> </ul>	

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one parent from a household which increases the need for childcare and/or loss of household income, Mental health issues, Distrust of landlord due to fear of eviction	
January 4, 2023 at 1 pm via GoToMeeting	<b>Focus: Domestic Violence and Human Trafficking</b> Lone Star Legal Aid – Private organization that addresses fair housing and civil rights (all QPs) Coalition for the Homeless – Continuum of Care (all QPs)
<b>NEEDS IDENTIFIED:</b> <ul style="list-style-type: none"> <li>• Need for increased capacity to provide shelter and services.</li> <li>• Shelter beds are very limited</li> <li>• Domestic Violence shelters indicated the following: Population in shelter is getting younger and younger (18-y/o and pregnant), seeing more seniors/older women in abusive relationships, Families with children are increasing, Mental health issues is a big issue for survivors of domestic violence.</li> <li>• Services needed include more counseling, housing services and mental health services.</li> <li>• There are a lot of people going to shelters who are not stabilized. This causes longer stays and the issue is exacerbated by lack of permanent supportive housing units.</li> <li>• There is also a need for better access to behavioral health care as it relates to supportive services.</li> <li>• Victims of domestic violence need specific legal services for divorce filings, various legal remedies for services and counseling.</li> <li>• Housing units most in demand are 1BR and 3BR units.</li> <li>• Human Trafficking Needs include: Victims/Survivors of human/sexual trafficking do not want to stay in standard shelters or communal living environments due to safety concerns, Service provision for these victims is very difficult to provide in shelters, Need is for more community-based rental units with very specific services tailored to their needs.</li> <li>• In low capacity/rural areas, there is a need for transportation to services and internet connectivity.</li> <li>• Staffing of service providers is a real need.</li> <li>• LGBTQ population in need of housing, shelters, and services</li> </ul>	
January 4, 2023 at 3 pm via GoToMeeting	<b>Focus: Veterans Organizations</b> Habitat for Humanity – Private organization (provides services to at-risk populations, QP2 and QP4)
<b>NEEDS IDENTIFIED:</b> <ul style="list-style-type: none"> <li>• Primary service needs are life skills, budgeting and financial literacy courses. These items can help to avoid eviction and potential homelessness.</li> <li>• Recent inflation has also added to the risk of homelessness due to higher costs for everything.</li> <li>• Based on the programs provided by Habitat, veterans and homeless veterans experience gaps in education especially related to money management, financial literacy, credit counseling and budgeting.</li> <li>• Veterans and homeless veterans also need services for mental health issues and case management.</li> </ul>	
January 5, 2023 at 10 am via GoToMeeting	<b>Focus: Public Housing Agencies</b> Montgomery County Housing Authority – Public housing agency (all QPs) Coalition for the Homeless – Continuum of Care (all QPs) Angel Reach – Homeless service provider (QP1, QP2, QP3)
<b>NEEDS IDENTIFIED:</b> <ul style="list-style-type: none"> <li>• Montgomery County Housing Authority is a Housing Choice Voucher only Authority with 422 vouchers being used and a lengthy waiting list</li> <li>• Recently they are starting to see landlords who are not willing to accept the Fair Market Rent limits since they can get higher rents in the market place.</li> </ul>	

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<ul style="list-style-type: none"> <li>• Most in-demand units are 1 and 2 BR.</li> <li>• New voucher participants are given 60 days to find a unit and most find units in this timeframe. If they can't extensions can be given for up to 6 months.</li> <li>• MCHA may be willing to project base some vouchers as part of a HOME ARP project.</li> </ul>	
January 5, 2023 at 1 pm via GoToMeeting	<b>Focus: Public Agencies/Organizations Addressing the Needs of At-Risk for Homeless and Persons with Disabilities</b> Coalition for the Homeless – Continuum of Care (all QPs) D. Hope Miller Foundation – Homeless service provider (all QPs) Habitat for Humanity – Private organization (provides services to at-risk populations, QP2 and QP4)
<b>NEEDS IDENTIFIED:</b> <ul style="list-style-type: none"> <li>• Significant need for more affordable housing especially for those between 0-30% AMI</li> <li>• Service gaps/needs: 24/7 assisted living care, Need for additional mobility services for the disabled, Need for accessibility improvements to existing homes, Transportation needed to get to services, Need for more care givers/medical care services (in-home).</li> <li>• Need for independent living facility with attached medical services.</li> <li>• Disabilities exist within all age groups and needed services vary by age. Service provisions need to be determined by each individual case.</li> <li>• There is a gap in services and shelter for women between 50-60 years old, who are homeless with mental health issues/drug addiction issues and/or suffering from domestic violence. This population usually does not qualify for shelters and are at extreme risk of homelessness and/or are experiencing homelessness.</li> </ul>	

# Public Participation

See Appendix B for all public participation documentation.

**Section 1: Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan.**

- *Date(s) of public notice: 2/13/2023*
- *Public comment period: start date - 2/14/2023 end date - 3/13/2023*
- *Date(s) of public hearing: 3/7/2023*

***Describe the public participation process:***

Montgomery County published its public notice in *The Courier* on February 13, 2023, and began a 28-day public comment period on February 14, 2023. The draft Allocation Plan was made available for online review. The public notice was also posted on the Montgomery County Community Development webpage. The required public hearing was held on March 7, 2023.

***Describe efforts to broaden public participation:***

The County:

- Published its public notice in English and Spanish.
- Included in its public notice a list of the priority needs identified, the complete list of eligible activities and the County's proposed budget.
- Sent an email to all stakeholders who participated in the consultation process along with a PDF copy of the draft plan as well as a link to the online version and encouraged comment.
- Sent an email to all public library branch managers requesting they post the public notice where the public could easily view the draft plan and also offered to make paper copies of the draft plan available upon request.
- Sent an email to the managers of the County's four Community Centers requesting they post the public notice where the public could easily view the draft plan and also offered to make paper copies of the draft plan available upon request.
- Requested that the Coalition for the Homeless (CoC) post the public notice on its website.
- Encouraged oral and written comments at the public hearing.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

The following comments were received during the public hearing:

- An individual stated he was starting a new nonprofit organization to serve LMI veterans and first responders and asked if the HOME-ARP program could assist their needs.  
*Response: The County's proposed budget includes funding for (1) a non-congregate shelter for individuals and families fleeing or attempting to flee domestic violence and (2) supportive services accessible to all HOME-ARP qualifying populations.*
- There is a shortage of safe and decent affordable housing in the community.
- Wages aren't keeping up with the cost of living.
- Some landlords won't accept rental assistance from tenants applying for their units.
- It's difficult to obtain Housing Choice Vouchers.

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- Funding is always a challenge.

No written comments were received.

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

Not applicable.

# Needs Assessment & Gaps Analysis

This section presents the results of the homeless needs and gaps analysis, drawing on Continuum of Care HMIS data, Point-In-Time (PIT) count information, and several other data sources that are identified. Where appropriate, this information is contextualized with feedback from stakeholders consulted during the HOME-ARP planning process. Where possible, data specific to Montgomery County was used. Data was obtained from the Coalition for the Homelessness of Houston/Harris County, the lead agency for the homeless response system for Harris, Fort Bend and Montgomery counties.

## Section 1: Housing Inventory

Montgomery County has a shortage of affordable rental housing that impacts the ability of housing and service providers to rapidly re-house or place homeless and at-risk homeless persons in stable living situations within 30 days. Across the tri-county Continuum of Care in 2021, the median number of bed nights among persons in emergency shelter and safe haven was 34, up from 31 nights in 2021.

According to the Continuum of Care's Housing Inventory Count chart, there are nine homeless housing facilities in Montgomery County. Four are emergency shelters for non-DV individuals. On the night of the January 2022 PIT count, utilization rates ranged from 25% to 94%. Two rapid re-housing facilities provide beds for families with children and were at 100% capacity on the night of the PIT count. One permanent supportive housing facility is available for permanently disabled single adults. It was at 150% capacity with 12 beds filled, four more than its usual count of 8.

There are two facilities for victims of domestic violence in Montgomery County. The emergency shelter had a utilization rate of 51% and transitional housing 35%. According to stakeholders, it is extremely difficult to serve all the victims of domestic violence who contact the Harris County Domestic Violence Coordinating Council (HCDVCC) because of high staff turnover, which keeps the emergency shelter from full capacity. In addition, social distancing requirements during the pandemic and even now have resulted in decreased capacity.

In January 2022 when the PIT count was conducted, several factors resulting from the COVID-19 pandemic could have influenced lower utilization rates, including social distancing requirements that remained in place, eviction moratoria that kept individuals and families in their housing when they could not pay rent which prevented eviction, and some facilities not having full staffing capacity to open all available beds.

**Table 1. Homeless Needs Inventory and Gap Analysis, Montgomery County**

Homeless														
	Current Inventory						Homeless Population				Gap Analysis			
	Family		Adults Only		Children Only	Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	Beds	Units	Beds	Units	Beds	Beds					Beds	Units	Beds	Units
Emergency Shelter (Non-DV)	40	10	76	--	30	--								
Emergency Shelter (DV)	34	9	34	--	--	--								
Transitional Housing (DV)	30	12	42	--	--	--								
Rapid Rehousing	27	25	--	--	--	--								
Permanent Supportive Housing	--	--	8	--	--	--								

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Sheltered Homeless <sup>1</sup>	149		--	---				
Unsheltered Homeless <sup>2</sup>	--	29	--	--				
<b>Current Gap<sup>3</sup></b>								

Sources: The Way Home Continuum of Care 2022 Homeless County and Survey Analysis; The Way Home CoC 2022 Housing Inventory Count (HIC); Harris County Domestic Violence Coordinating Council

<sup>1</sup>No additional data available.

<sup>2</sup>All unsheltered homeless persons counted in Montgomery County were Households Without Children.

<sup>3</sup>Unable to calculate based on available data.

Montgomery County has a strong demand for affordable rental housing. The shortage of units for households at 0-30% area median income (AMI) and 31-50% AMI increases housing insecurity and rent pressure on lower-income households.

**Table 2. Housing Needs and Gap Analysis, Montgomery County**

Renter Households	Household Income	
	0-30% AMI	31-50% AMI
Total Households	8,980	8,615
Affordable Housing Units	6,410	9,615
Units Occupied by Appropriate Income Tier <sup>1</sup>	2,680	2,080
Units Occupied by Other Income Households <sup>2</sup>	3,730	7,535
<b>Housing Gap<sup>3</sup></b>	<b>6,300</b>	<b>6,535</b>

Source: 2015-2019 Comprehensive Housing Affordability Strategy

<sup>1</sup> Number of housing units occupied by a household of the same income tier (i.e., a 0-30% AMI household occupies a unit that is affordable to a 0-30% AMI household)

<sup>2</sup> Number of housing units occupied by a household that is not of the same income tier (i.e., a 0-30% AMI unit is occupied by a household above 30% AMI)

<sup>3</sup> Total Number of Households minus Units Occupied by Appropriate Income Tier equals the number of units needed to house the balance of the households within that income tier that are occupying units affordable to households above their income tier (i.e., the housing gap).

Within the rental housing inventory, there is a severe housing gap for households at 0-30% and 31-50% AMI (see Table 2). Analyzing the household occupancy of rental units by income tier provides additional information. According to CHAS data, there are 8,980 renter households in Montgomery County at 0-30% AMI. However, there are only 6,410 rental units affordable to this group of households. Further exacerbating the situation is that only 2,680 of these 6,410 affordable units are occupied by 0-30% AMI households. The remaining 3,730 units are occupied by households with incomes above 30% AMI. ***This results in a housing gap of 6,300 rental units affordable and available to 0-30% AMI renter households.***

Moving up the income spectrum, there are 8,615 renter households at 31-50% AMI. For this income group, there is an over-supply of 9,615 units affordable to them. However, only 2,080 of the 9,615 units are occupied by 31-50% AMI households. The remaining supply of 9,535 units are occupied by households of other income tiers, likely including some of the 0-30% AMI households who are living in units outside of their income tier and that would cause them to be cost burdened. ***This results in a housing gap of 6,535 rental units affordable available to 31-50% AMI renter households.***

## **Section 2: Size and Demographic Composition of Qualifying Populations**

To analyze the size and demographic composition of the HOME-ARP Qualifying Populations, the Way Home Continuum of Care 2022 Homeless Count & Survey Analysis was reviewed. This was supplemented with data from the Harris County Domestic Violence Coordinating Council.

### ***1. Homeless as defined in 24 CFR 91.5***

The number of Montgomery County residents that meet the definition of homeless under 24 CFR 91.5 was derived from the 2022 PIT Count conducted by the Way Home Continuum of Care on January 24, 2022. A total of 178 persons were counted as homeless: 149 (84%) were sheltered and 29 (16%) were unsheltered. This was equivalent to approximately one out of every 20 persons experiencing homelessness throughout the three-county CoC being located in Montgomery County, about 5.3% of the total 3,223 homeless persons counted on January 24, 2022. Of the 149 sheltered homeless persons, 115 (77%) were in emergency shelters and 34 (23%) were in transitional housing.

Additional demographic data of homeless persons counted are not available by county, a data limitation that does not allow for specific discussion of those who are homeless and at risk of homelessness in Montgomery County alone. In terms of racial and ethnic demographics, 52% of those experiencing homelessness were Black/African American, 43% were White, 1% were Asian, 1% were Native American/Alaska Native/Native Hawaiian/Other Pacific Islander and 2% were multi-racial. The rate of unsheltered homeless was 47% among both Black/African-Americans and Whites; however, 57% of Black/African-Americans were sheltered during the count compared to 39% of Whites. About 17% of those experiencing homelessness were Hispanic/Latin(A)(O)(X) with comparable rates of sheltered and unsheltered among them (16-17%).

By household type, 100% of the unsheltered homeless were in households without children (i.e., adults without children). Among the sheltered homeless, one-third consisted of households with children. One percent were represented by households of children only (i.e., under the age of 18).

Males were disproportionately represented among those experiencing homelessness (65%), and in particular, accounted for 80% of the unsheltered in 2022. Chronically homeless individuals represented 20% of the total homeless count; 26% were unsheltered and 13% were sheltered. Serious mental illness was found among 30% of the total homeless count but 45% of those with serious mental illness were sheltered compared to 19% who were unsheltered. A similar trend was found among those with a substance use disorder: while 24% of the total homeless count identified as having the disorder, 39% were sheltered compared to 12% who were unsheltered. Ten percent of the total homeless count were veterans; 13% were counted among the sheltered homeless while 12% were unsheltered.

The length of time that persons experienced unsheltered homelessness varied greatly. According to interviews conducted during the Point-in-Time count, 50% had been homeless for two years or longer. Another 18% experienced homelessness for 1-2 years and 7% for 7-11 months. Another 9% had been homeless for 4-6 months and 13% had been homeless for less than three months.

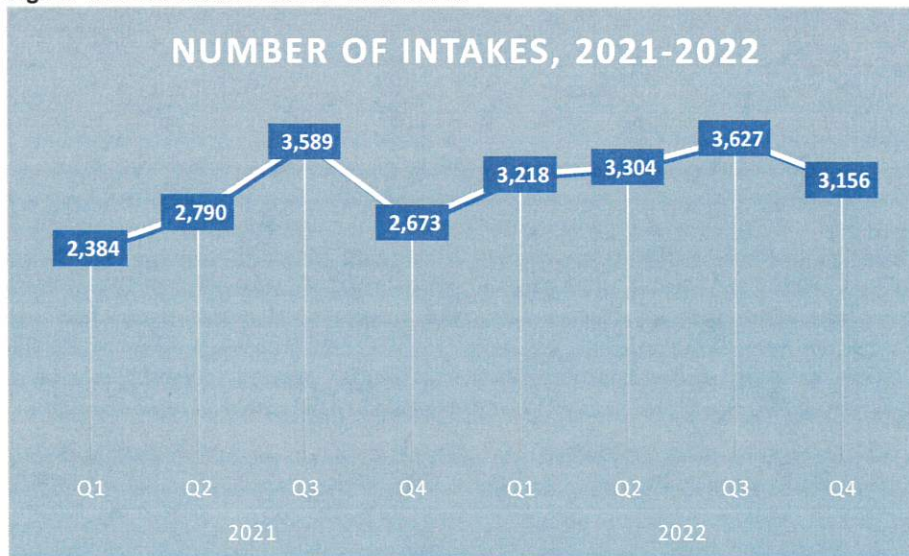
By age, 21% of the sheltered population was younger than 18 while no one under 18 was counted among the unsheltered. The remaining sheltered population included 7% who were 18-24 and 72% who were older



than 24. With the exception of 2% of the unsheltered population who were 18-24, the remaining 98% were older than 24.

According to the 2021 System Performance Measurement report, 78% of the 9,209 persons who entered emergency shelter, safe haven, transitional housing or permanent supportive housing during the year were experiencing homelessness for the first time. This was an increase from 2020 when the rate was 72%. Across the tri-county CoC, the number of new persons entering the Coordinated Access system over the past two years peaked during the third quarter of each year, however, the 2022 numbers were higher than the previous year across the board.

**Figure 1. Coordinated Access Enrollments**



Source: *The Way Home Continuum of Care Coordinated Access System, 2022*

## **2. At Risk of Homelessness as defined in 24 CFR 91.5**

Table 2 reveals there is a housing gap of 6,300 rental units affordable and available to 0-30% AMI renter households and a gap of 6,535 rental units affordable and available to 31-50% AMI renter households. These households that are living in units above their income level are at risk of homelessness due to cost burden.

Beginning in 2020, the U.S. Department of the Treasury distributed funds during the pandemic to assist Americans facing deep rental debt, the fear of eviction, and the loss of basic housing security. The Emergency Rental Assistance Program (ERAP) made funding available to assist households that were unable to pay rent or utilities. Montgomery County provided payment assistance to landlords for renters who could not afford to pay rent and utilities due to loss of or reduced employment as a direct result of the pandemic. A total of 305 households in Montgomery County received ERAP funding. Of these, 77% of the households were at 0-30% AMI and 14% were made to households at 31-50% AMI. The median household income of all recipients was \$32,014 equivalent to about 36% of AMI.

Of the 305 ERAP recipient households, the majority were White (55%) while Black/African American households accounted for 39%. The remaining 6% were comprised of Other Races, Multiple Races, and

Asian households. Fifteen percent were Hispanic households. Female applicants accounted for 79% of the recipients. The average household size was 4.65 persons. Elderly recipient households represented 3% of the total while households with a member with a disability accounted for 21%. Now that the ERAP assistance has ended, *these 305 households that depended on the funding to cover rent/utility payments and arrears to carry them financially during under-employment and unemployment resulting from the pandemic are at risk for utility shut-offs and eviction.*

Montgomery County Housing Authority's Housing Choice Voucher program's waiting list includes 129 households as of January 2023. (MCHA has no public housing.) Among these applicant households, 76% are extremely low income at 0-30% AMI. The largest demographic group is Black/African American households, which account for 64%; White households represent 26% of applicants. Black/African American households, who account for 5% of the total population, are disproportionately represented among the HCV waiting list applicants. More than half (54%) are families with children and 34% are households with members with a disability. Most in-demand units include one- and two-bedroom units. Most applicants are given 60 days to find a unit and most are successful. Extensions of up to six months are available if needed.

MCHA reported they are starting to see landlords who are unwilling to accept vouchers due to the increased competition for rental units, especially among tenants who can pay above the HUD fair market rents.

***3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

According to The Way Home Continuum of Care 2022 Homeless Count & Survey Analysis, 15% of the 3,233 persons who were experiencing homelessness in January 2022 had experienced domestic violence. This rate was higher among the sheltered population (30%) than among the unsheltered (4%) and reflected shelter beds dedicated to survivors of domestic violence. No other demographic data were available.

In 2022, the Montgomery County Women's Center was able to house 699 victims. Sixty-seven clients from Montgomery County were referred to Rapid Re-Housing services and six families were housed through the DV Coordinated Access system. The transitional housing facility with a capacity for 17 families average two-year stays. In 2022, four families were able to become homeowners through Habitat for Humanity. No other data were available on these populations.

According to the National Human Trafficking Hotline, a total of 3,534 signals (phone calls, texts, online chats, and tips) were received from Texas in 2021. Of these, 917 cases were identified involving 1,702 victims. Seventy-two percent of the cases involved sex trafficking and 14% involved labor trafficking. Eighty-three percent of cases involved females. No other data, including a breakdown of the statewide data by county, were available.

***4. Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

**Persons with Disabilities:** Montgomery County Housing Authority reported that 44 of the 129 applicant households on the Housing Choice Voucher waiting list reported at least one member with a disability.

According to 2021 ACS data, there are 17,071 persons 18 and older with an independent living difficulty disability in Montgomery County. Among all persons with disabilities ages 16 and older, 17,361 had earned income. Of these, 39.6% earned less than \$25,000 in 2021. In 2021, 24.6% of persons with disabilities lived below 150% of the poverty level compared to 14.6% of persons without disabilities. This was equivalent to ***7,738 persons with disabilities who were living below 150% of the poverty level***, equal to \$26,294 for a household of two in 2021. With this income, the household could pay no more than \$657/month for gross rent (rent plus utilities) without being cost-burdened.

### **Section 3: Current Resources Available to Assist Qualifying Populations**

Montgomery County Housing Authority administers 422 Housing Choice Vouchers with 51% of the current tenants having incomes at 0-30% AMI. These households pay no more than 30% of their income on housing costs.

According to The Way Home Continuum of Care's Housing Inventory Count chart, there are nine homeless housing facilities in Montgomery County. Four are emergency shelters for non-DV individuals and provide 74 beds for households with children and 110 beds for households without children. There are two rapid re-housing facilities that provide 27 beds for families with children. One permanent supportive housing facility is available for 8 permanently disabled single adults.

For survivors of domestic violence, there are two facilities that provide 46 beds for families with children and 76 beds for households without children.

New Danville is a residential program for adults with developmental and intellectual disabilities. Currently, the facility provides long-term housing with supportive services to 34 residents (100% occupancy) and has a waiting list.

### **Section 4: Describe the Unmet Housing and Service Needs of Qualifying Populations**

According to stakeholders, the greatest need is for affordable rental housing, which has been exacerbated by increased competition due to lack of inventory and increasing rental rates. Subsidized rental units fill quickly because there is strong demand. There are landlords who are no longer willing to accept rental subsidies due to high market rents.

#### ***1. Homeless as defined in 24 CFR 91.5***

According to stakeholders, the following unmet housing and supportive service needs were identified:

- Adequate income to support \$1,000-\$1,300 in monthly rent for a two-bedroom unit. This is further exacerbated when landlords require proof that a tenant's income is at least three times the monthly rent to qualify. In some cases, this has forced many low-income persons to rent rooms due to a lack of affordable housing.
- There is a lack of landlords who are willing to assist with housing persons who are homeless. A landlord engagement program could benefit potential tenants with such things as waiving or paying for application fees, background checks, security deposits, and helping to prevent evictions.
- It has become difficult to enroll large property management firms in rental assistance programs which means that they're units are not affordable and available to the homeless and those at risk. Smaller "mom and pop" landlords can be more willing to accept subsidies.

- Some landlords are not accepting tenants if they have immigration issues. Landlord education is needed.
- Affordable childcare, transportation and employment opportunities are needed to help homeless persons stabilize after they are housed and to enable them to remain stably housed.
- Safe, affordable housing units that are accessible to persons with disabilities are in need.
- There is a gap of 1,900 units across the tri-county CoC with rapid re-housing units in great demand.
- Supportive services needed include case management, life skills training, mental health wrap-around services, services for persons with substance abuse disorders, specialized counseling for persons who have experienced trauma, health care, employment training, job training, education services, food insecurity that needs to be addressed, breaking the cycle of poverty, legal services, training on how to be a good tenant, budgeting and financial literacy, and transportation in rural areas.
- There is a need for an Advocacy and Care Coordinator for housing resources and services for persons who are homeless.
- There is a need for increased salaries among case workers who current salaries are too low to attract and retain quality employees. A salary in the range of \$50,000 would be appropriate for a case manager with a caseload of 20.

## ***2. At Risk of Homelessness as defined in 24 CFR 91.5***

According to 2015-2019 CHAS data, there is a gap of 12,835 rental units that are affordable and available for households at 0-50% AMI. These households reside in housing units that are more costly than what would be affordable to them. This does not consider additional costs for necessities such as transportation, childcare, and/or accessibility modifications for individuals with disabilities.

Montgomery County Housing Authority administers 422 Housing Choice Vouchers with a program waiting list of 129 applicants. The unavailability of an adequate level of rental vouchers to address the demand means these 129 households are cost burdened. According to the [Center on Budget and Policy Priorities](#), the average wait time for Texas households to receive housing vouchers is 21 months during which time persons who are homeless must struggle to find other living arrangements, regardless of the cost, housing condition, location, and lack of safety.

According to stakeholders, one-bedroom rental units are in high demand for single women over the age of 55. This trend was supported by the Montgomery County Housing Authority. Among the 129 households on the Housing Choice Voucher waiting list, the demand for studio and one-bedroom units represented 62% of applicants.

According to stakeholders, the rising costs of utilities are placing more households at risk of homelessness if they are unable to pay both utilities and rent each month. Other risk factors for housing instability include: better sick leave policies to prevent lower income households from losing their housing due to missed work which can increase the risk of eviction due to nonpayment of rent, abandonment of one parent from a household which could mean childcare is needed and/or loss of income, mental health issues, and distrust of landlords due to fear of eviction.



**3. *Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

According to the Harris County Domestic Violence Coordinating Council, 30-40% of calls to the emergency shelter are turned away due to a lack of space. In 2022, for example, 262 persons who requested shelter were unable to be served. Access to health care and mental health care is a critical gap in Montgomery County, which has only been made worse by the pandemic. Getting access to medical care, including prescription drugs to address the mental health needs of persons fleeing is an enormous challenge. Temporary funding allowed The Women's Center to hire four new therapists but only for 18 months. Without adequate levels of care, including therapeutic services, victims are at increased risk of becoming and remaining homeless.

There has been an increase in victims calling the emergency shelter or the hotline seeking access to housing and other interventions rather than entering the shelter. Only a small percentage of those in the shelter are entering transitional housing and a small number are being referred to the tri-county DV Coordinated Access waitlist. The waitlist is long and turnover is very low for getting housed because there is an inadequate supply of rental housing. Additional rapid re-housing units with supportive case management is in highest demand along with increased transitional housing for those with the highest vulnerability and safety needs.

Other unmet needs as identified by stakeholders include:

- Affordable childcare – Drop-in childcare rates are very high and unaffordable to most survivors, who need the service in order to look for employment.
- The inability to find clinically trained staff to work in emergency shelters, which have experienced high turnover rates.
- HCDVCC does not have access to funding for motel/hotel stays. This would be beneficial for the victims who are calling for services and shelter and being turned away due to lack of space. Many of these victims have to be referred to other counties for services but they don't want to leave Montgomery County.
- The High Risk Team is only screening and providing case management for strangulation cases. This leaves many victims needing protection from other violent situations vulnerable.
- There is some discrimination by landlords against serving victims who may be involved in criminal proceedings, such as victims who have called the police for help. In smaller communities, it is hard to remain anonymous and landlords may not be willing to lease units to victim tenants they know are involved in domestic violence cases. However, leaving their community is a difficult option for victims if that's all they've known.
- Shelter beds are very limited yet longer stays (more than 30 days) in emergency shelter would help victims to stabilize. Some persons entering the shelters are not stabilized, which lengthens their stay in shelter. A lack of permanent supportive housing with wrap-around services exacerbates this issue. Expanding capacity of the existing shelters would be beneficial.
- DV shelters identified the following trends: shelter populations are getting younger with 18-year-old females who are pregnant, more older women who are in abusive relationships, an increase among homeless families with children, and mental health issues among survivors of domestic violence.

- Victims of domestic violence need legal services related specifically to divorce filings and other legal issues.
- Among survivors of domestic violence, one- and three-bedroom units are in demand.

Related to persons fleeing from human trafficking, stakeholders reported that victims do not want to stay in emergency shelters or other communal living environments due to safety concerns. They require private living spaces. In addition, the supportive services these individuals need are very difficult to provide in shelters. There is a need for more community-based rental units with specific supportive services tailored to their needs.

***4. Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

**Persons Released from Prison:** Stakeholders reported a need for housing to assist persons who are released from prison and trying to re-enter communities.

**Youth Aging out of Foster Care:** Stakeholders reported a need for affordable housing for persons 18-24 who are aging out of foster care.

**LGBTQ+ Population:** Stakeholders reported that this population needs emergency shelter beds, affordable housing and supportive services.

**Veterans:** Stakeholders reported that primary service needs among veterans include life skills and budgeting and financial literacy to help avoid eviction and homelessness. They also need mental health services and case management.

**Persons with Disabilities and Elderly Persons:** Stakeholders reported that the following needs among this population to prevent homelessness: independent living facilities with medical services, additional mobility services, accessibility improvements to their current units, improved transportation service, and caregivers who can provide in-home services to keep people housed.

**Section 5: Identify Gaps within the Shelter, Housing Inventory, and Service System**

Based on the stakeholder consultations and data analysis, the following gaps were identified:

- There is a housing gap of 12,835 rental units affordable and available for 0-30% AMI and 31-50% AMI renter households. The lack of affordable rental housing inventory causes longer stays among persons within the homeless system.
- Of the 305 households that received Emergency Rental Assistance Program funding, 77% were households at 0-30% AMI that are at risk of homelessness if they have not been able to return to employment to cover rent and utility costs.
- There are 129 households on the waiting list for Housing Choice Vouchers with 76% having incomes at 0-30% AMI.
- There are 44 applicant households waiting for Housing Choice Vouchers with at least one member with a disability.
- There are 7,738 persons with disabilities who are living below 150% of the poverty level.
- One-, two- and three-bedroom affordable rental units are in high demand.

- In 2022, there were 262 persons who contacted the Montgomery County Women's Center but were turned away due to lack of capacity.
- Persons fleeing human trafficking require individual rental units for safety reasons and supportive services tailored to their specific needs.
- There is a need for attracting and retaining case workers in order to provide the level of services needed for sheltered and unsheltered populations.
- The list of supportive services needed to assist the Qualifying Populations is lengthy and varied but represents a critical need in order to place persons who are homeless and at risk of becoming homeless in housing and keep them stably housed.

#### **Section 6: Additional Characteristics Associated with Instability and Risk of Homelessness**

No additional comments.

#### **Section 7: Identify Priority Needs for Qualifying Populations**

Based on stakeholder consultations and data analysis, the priority needs among the Qualifying Populations are affordable and supportive housing solutions. This includes, but is not limited to, the following:

- Affordable rental housing for 0-30% AMI households
- Emergency shelter expansion for those fleeing domestic violence, sexual assault, dating violence and human trafficking
- Affordable rental housing for those fleeing domestic violence, sexual assault, dating violence and human trafficking
- Permanent Supportive Housing
- Rapid Rehousing units
- Increased investment in supportive services

#### **Section 8: How the Level of Need and Gaps was Determined**

In addition to feedback from stakeholder consultation sessions, the following sources were consulted to determine the housing and service needs and gaps for HOME-ARP qualifying populations:

- American Community Survey (ACS), 2016-2020
- HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019
- The Way Home Continuum of Care 2022 Homeless Count & Survey Analysis (PIT)
- The Way Home Continuum of Care 2022 Housing Inventory Count (HIC)
- Harris County Domestic Violence Coordinating Council
- Montgomery County Emergency Rental Assistance Program
- Montgomery County Housing Authority
- [Center on Budget and Policy Priorities.](#)

## HOME-ARP Activities

**Section 1: Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors**

Montgomery County will finalize how it will distribute its HOME-ARP funding upon HUD's acceptance of its allocation plan. This could include a Request for Qualifications, a Request for Proposals and/or an application. The process will, at a minimum, specify eligible applicants, eligible activities, minimum and maximum funding amounts, application thresholds, and underwriting criteria, and will provide instructions on how to submit a response. The process will be developed as part of the County's HOME-ARP policy and procedure manual and will be used to ensure that all regulatory and statutory requirements of the HOME-ARP program are met. Applications may be evaluated according to criteria such as organizational or developer experience, capacity, demonstrated effective grant management experience, services offered, housing need, project readiness, and leveraged resources, among other factors.

**2. Describe whether the PJ will administer eligible activities directly:**

Montgomery County will not directly administer HOME-ARP activities beyond program administration and planning.

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

No HOME-ARP administrative funds have been provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.



**Table 3. Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ 823,899		
Acquisition and Development of Non-Congregate Shelters	\$ 1,500,000		
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing			
Non-Profit Operating		# %	5%
Non-Profit Capacity Building		# %	5%
Administration and Planning	\$ 225,000	8.83 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 2,548,899</b>		

**4. Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:**

The priority needs identified by Montgomery County are all urgent needs for housing and supportive services for HOME-ARP qualifying populations, however, only a limited amount of HOME-ARP funding is available. For this reason, the County will invest its allocation in the acquisition and development of non-congregate shelter and supportive services. Almost 60% of the HOME-ARP grant is allocated for the development of non-congregate shelter for persons fleeing domestic violence (QP3).

According to the Harris County Domestic Violence Coordinating Council, 30-40% of calls to the emergency shelter are turned away due to a lack of space. In 2022, 262 persons who requested shelter were unable to be served. Access to health care and mental health care is a critical gap in Montgomery County, which has only been made worse by the pandemic. Getting access to medical care, including prescription drugs to address the mental health needs of persons fleeing is an enormous challenge. Temporary funding allowed The Women's Center to hire four new therapists but only for 18 months. Without adequate levels of care, including therapeutic services, victims are at increased risk of becoming and remaining homeless. There has been an increase in victims calling the emergency shelter or the hotline seeking access to housing and other interventions rather than entering the shelter. Only a small percentage of those in the shelter are entering transitional housing and a small number are being referred to the tri-county DV Coordinated Access waitlist. The waitlist is long and turnover is very low for getting housed because there is an inadequate supply of rental housing. Additional rapid re-housing units with supportive case management is in highest demand along with increased transitional housing for those with the highest vulnerability and safety needs.

Other unmet needs as identified by stakeholders include:

- The High Risk Team is only screening and providing case management for strangulation cases. This leaves many victims needing protection from other violent situations vulnerable.
- There is some discrimination by landlords against serving victims who may be involved in criminal proceedings, such as victims who have called the police for help. In smaller communities, it is hard to remain anonymous and landlords may not be willing to lease units to victim tenants they know are involved in domestic violence cases. However, leaving their community is a difficult option for victims if that's all they've known.

- Shelter beds are very limited yet longer stays (more than 30 days) in emergency shelter would help victims to stabilize. Some persons entering the shelters are not stabilized, which lengthens their stay in shelter. A lack of permanent supportive housing with wrap-around services exacerbates this issue. Expanding capacity of the existing shelters would be beneficial.
- Shelter populations are getting younger with 18-year-old females who are pregnant, more older women who are in abusive relationships, an increase among homeless families with children, and mental health issues among survivors of domestic violence.

Another 32.3% of the HOME-ARP grant will be invested in supportive services with access provided to all HOME-ARP qualifying populations. Stakeholders identified the need for a plethora of supportive services including case management, job training, child care, physical and mental health care, substance abuse treatment, matching the job skills of qualifying populations with available employment openings, transportation, and financial literacy, among others.

The remaining 15% of the grant will be budgeted for program administration and planning.

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

The priority needs identified by Montgomery County are all urgent needs for housing and supportive services for HOME-ARP qualifying populations, however, only a limited amount of HOME-ARP funding is available. For this reason, the County will invest its allocation in the acquisition and development of non-congregate shelter, supportive services, nonprofit capacity building and nonprofit operating. Almost 60% of the HOME-ARP grant is allocated for the development of non-congregate shelter for persons fleeing domestic violence (QP3).

According to the Harris County Domestic Violence Coordinating Council, 30-40% of calls to the emergency shelter are turned away due to a lack of space. In 2022, 262 persons who requested shelter were unable to be served. Access to health care and mental health care is a critical gap in Montgomery County, which has only been made worse by the pandemic. Getting access to medical care, including prescription drugs to address the mental health needs of persons fleeing is an enormous challenge. Temporary funding allowed The Women's Center to hire four new therapists but only for 18 months. Without adequate levels of care, including therapeutic services, victims are at increased risk of becoming and remaining homeless. There has been an increase in victims calling the emergency shelter or the hotline seeking access to housing and other interventions rather than entering the shelter. Only a small percentage of those in the shelter are entering transitional housing and a small number are being referred to the tri-county DV Coordinated Access waitlist. The waitlist is long and turnover is very low for getting housed because there is an inadequate supply of rental housing. Additional rapid re-housing units with supportive case management is in highest demand along with increased transitional housing for those with the highest vulnerability and safety needs.

Other unmet needs as identified by stakeholders include:

## MONTGOMERY COUNTY, TX

- The High Risk Team is only screening and providing case management for strangulation cases. This leaves many victims needing protection from other violent situations vulnerable.
- There is some discrimination by landlords against serving victims who may be involved in criminal proceedings, such as victims who have called the police for help. In smaller communities, it is hard to remain anonymous and landlords may not be willing to lease units to victim tenants they know are involved in domestic violence cases. However, leaving their community is a difficult option for victims if that's all they've known.
- Shelter beds are very limited yet longer stays (more than 30 days) in emergency shelter would help victims to stabilize. Some persons entering the shelters are not stabilized, which lengthens their stay in shelter. A lack of permanent supportive housing with wrap-around services exacerbates this issue. Expanding capacity of the existing shelters would be beneficial.
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Another 32.3% of the HOME-ARP grant will be invested in supportive services with access provided to all HOME-ARP qualifying populations. Stakeholders identified the need for a plethora of supportive services including case management, job training, childcare, physical and mental health care, substance abuse treatment, matching the job skills of qualifying populations with available employment openings, transportation, and financial literacy, among others.

The remaining 15% of the grant will be budgeted for program administration and planning.

## HOME-ARP Production Housing Goals

**1.Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:**

Not applicable. Montgomery County will not be developing affordable rental housing units.

**2.Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:**

Not applicable. Montgomery County will not be developing affordable rental housing units.

## Preferences

**Section 1: Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.**

The Harris, Montgomery, and Fort Bend County Continuum of Care and The Way Home, with input from area homeless providers, have established guidelines that outline the Coordinated Access System and the Domestic Violence Coordinated Access System. Anyone is eligible to seek assistance through the Coordinated Access System, including all qualifying populations. No qualified populations will be excluded from applying and receiving assistance through HOME-ARP. Both Coordinated Access systems direct applicants to the intervention and services that are most aligned with their needs. Prioritization will occur after coordinated intake and will include those in greatest need with each eligible applicant placed on a first-come, first-serve waiting list for programs that align with their needs.

**Section 2: If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis.**

The Harris, Montgomery, and Fort Bend County Continuum of Care and The Way Home, with input from area homeless providers, have established guidelines that outline the Coordinated Access System and the Domestic Violence Coordinated Access System. Anyone is eligible to seek assistance through the Coordinated Access System, including all qualifying populations. No qualified populations will be excluded from applying and receiving assistance through HOME-ARP. Both Coordinated Access systems direct applicants to the intervention and services that are most aligned with their needs. Prioritization will occur after coordinated intake and will include those in greatest need with each eligible applicant placed on a first-come, first-serve waiting list for programs that align with their needs.

## Referral Methods

**1. Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):**

The Harris, Montgomery, and Fort Bend County Continuum of Care and The Way Home, with input from area homeless providers, have established guidelines that outline the Coordinated Access System and the Domestic Violence Coordinated Access System. Anyone is eligible to seek assistance through the Coordinated Access System, including all qualifying populations. No qualified populations will be excluded from applying and receiving assistance through HOME-ARP. Both Coordinated Access systems direct applicants to the intervention and services that are most aligned with their needs. Prioritization will occur after coordinated intake and will include those in greatest need with each eligible applicant placed on a first-come, first-serve waiting list for programs that align with their needs.

The CoC has updated the guidelines and procedures in the Coordinated Access System Operations Manual to include all HOME-ARP qualifying populations and referral methods, and all subrecipients will use the Coordinated Access System for referrals to HOME-ARP activities to ensure that all qualifying populations are included. The Domestic Violence Coordinated Access System Operations Manual currently includes the definition of the qualifying population of individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. For safety and privacy reasons, there is a separate but equal Coordinated Access System process for domestic violence providers – Domestic Violence Coordinated Access system (DV CAS) – that uses deidentified data to maintain client confidentiality. The Coordinated Access system may refer domestic violence victims to the DV CAS, which will also connect eligible applicants with HOME-ARP services. The DV CAS evaluates need through a danger and vulnerability assessment to refer applicants to services and is placed on a first-come, first-serve waiting list that is appropriate for each client's housing and support need.

**2. If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):**

The Harris, Montgomery, and Fort Bend County CoC has updated the guidelines and procedures in the Coordinated Access System Operations Manual to include all HOME-ARP qualifying populations and referral methods, and all subrecipients will use the Coordinated Access System for referrals to HOME-ARP activities to ensure that all qualifying populations are included. The Domestic Violence Coordinated Access System Operations Manual currently includes the definition of the qualifying population of individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

**3. If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):**

The Harris, Montgomery, and Fort Bend County Continuum of Care and The Way Home, with input from area homeless providers, have established guidelines that outline the Coordinated Access System and the Domestic Violence Coordinated Access System. Anyone is eligible to seek assistance through the Coordinated Access System, including all qualifying populations. No qualified populations will be excluded from applying and receiving assistance through HOME-ARP. Both Coordinated Access systems direct applicants to the intervention and services that are most aligned with their needs. Prioritization will

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occur after coordinated intake and will include those in greatest need with each eligible applicant placed on a first-come, first-serve waiting list for programs that align with their needs.

**4.If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any.**

**(Optional):**

Not applicable. Montgomery County will utilize the Harris, Montgomery and Fort Bend County CoC for all referrals.

## Limitations in a HOME-ARP Rental Housing

**1. Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:**

Admission to the non-congregate shelter developed with HOME-ARP funding will be limited to homeless persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking qualifying population (HOME-ARP Qualifying Population 3, or QP3). It is necessary to implement this limitation in order to provide effective housing and supportive services in a safe and confidential location for this population. This activity cannot address the gap in housing and services for QP3 through the use of a preference.

**2. If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:**

The proposed non-congregate shelter activity for persons and families fleeing or attempting to flee domestic violence (HOME-ARP QP3) can only be addressed with a limitation. A preference for this QP while still providing access to all HOME-ARP QPs could potentially allow an individual or household who does not qualify under QP3 to be provided housing if a bed or unit were vacant and a QP3 household was not available to move in. In addition, the need for privacy and confidentiality to protect the QP3 population can only be maintained with a limitation on who is provided access to this HOME-ARP activity.

**3. If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):**

In addition to funding non-congregate shelter with HOME-ARP funding, the County will use 32.3% of its grant for supportive services with access provided to all qualifying populations.



## Appendix A: Stakeholder Consultation Materials



## HOME-ARP Stakeholder Consultations

Please join us to discuss the federal HOME-ARP funds received by Montgomery County, the Qualifying Populations that may receive assistance, and eligible uses of program funding. Stakeholders will be asked how these funds may address community housing needs and gaps in services related to this program.

For additional details about HOME-ARP, [view this video](#).

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### Wednesday, Jan 4, 2023

**9:00-10:00AM**      **Continuum of Care**

Meeting link: <https://meet.goto.com/452367829>

Join via phone: +1 (224) 501-3412

Access code: 452-367-829

**11:00-12:00PM**      **Homeless Service Providers**

Meeting link: <https://meet.goto.com/591909429>

Join via phone: +1 (408) 650-3123

Access code: 591-909-429

**1:00-2:00PM**      **Domestic Violence and Human Trafficking Service Providers**

Meeting link: <https://meet.goto.com/244955541>

Join via phone: +1 (669) 224-3412

Access code: 244-955-541

**3:00-4:00PM**      **Veterans Organizations**

Meeting link: <https://meet.goto.com/544577493>

Join via phone: +1 (312) 757-3121

Access code: 544-577-493

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### Thursday, Jan 5, 2023

**10:00-11:00AM**      **Public Housing Agencies**

Meeting link: <https://meet.goto.com/647651365>

Join via phone: +1 (872) 240-3212

Access code: 647-651-365

**1:00-2:00PM**      **Public Agencies Addressing Needs of At Risk for Homelessness and Persons with Disabilities**

Meeting link: <https://meet.goto.com/457653197>

Join via phone: +1 (224) 501-3412

Access code: 457-653-197

**3:00-4:00PM**      **Organizations Addressing Civil Rights and Fair Housing**

Meeting link: <https://meet.goto.com/481454141>

Join via phone: +1 (646) 749-3122

Access code: 481-454-141

For additional information, please contact: Erica Dodson, [Erica.Dodson@mctx.org](mailto:Erica.Dodson@mctx.org)


HOME ARP  
Consultation List

	Undeveloped	Homeless/ Shelter	Transitional	Domestic Violence	Veterans	Child Rights	Fair Housing	Disability Centers	Housing Authority	Elderly	Mental or Behavioral Health/Adoption	Recovery- Based Assistance	Disaster Recovery	Notes
Abundant Harvest Kitchen												X		
Access Builds Children											X			
All Ears Listening and Language Center								X						
Angel Reach Foster Care Transitioning Program			X											For young adults that have aged out of the foster care system
Be an Angel								X						
Blazer Building	X													Homebuilder
Boys and Girls Country		X												Group home
Brasos Valley Community Action Programs									X		X	X		Affordable housing, case management, utility assistance, behavioral health services, community health and dental
Bridgewood Farms							X	X						Assisted living community for teens & adults with intellectual disabilities
Campus of Hope		X												
CHDO-Walker Montgomery Community Development Corp							X							
Children's Books on Wheels	X													Provides job training skills
Coalition for the Homeless, Lead Agency to The Way Home Continuum of Care	X													Continuum of Care
Coat of Many Colors					X						X	X		Provides food pantry, counseling services, and Veteran's programs
Community Partners of Montgomery County												X		Provides new basic items for children and adults in CPS
Compassion United			X	X										Freedom House - men, Joy House - pregnant women, Hosanna House - women
Conroe New Birth Outreach Ministries			X											Focused addiction treatment for males and females; temp housing
Conroe Service League- Conroe Bargain Box	X							X				X		Provides scholarships, Audio/Visual Program, Family Outreach
Court Appointed Special Advocates (CASA)				X										Provides Court Appointed advocacy to abused and neglected children
Creative Outreach Ministries			X											Womens sober living/transitional
DePalchin Children's Center		X												Group home
Eagles Nest Ministries Conroe			X											Operates a residential re-entry 12 month program for ex-offenders
Easter Seals of Greater Houston							X	X						Services for people with disabilities
Elevate SL International				X										Provide shelter for male victims of human trafficking
Executive Service Corps of Houston	X													Provides education and consulting services to non-profits
Family Promise	X	X	X	X										Shelter, food, clothing, necessities, job trap, counseling services.
FamilyTime Crisis & Counseling Center		X		X										Provides services to victims of domestic violence
Girl Scouts of San Jacinto Council	X													
Grangerland Basketball	X													
Habitat for Humanity							X							Housing rehab/repair
Hands of Justice				X										Providing awareness, outreach, scholarships, group counseling for sex trafficking victims
Heavens Army Resource Center	X	X	X	X										human trafficking, domestic violence, sexual/physical/emotional/spiritual abuse
Houston Area Assistance Ministries (HAAM)												X		Food, gas, prescriptions, rental assistance
Innerfaith Disciple House											X			Program helping men overcome addiction
Inspiration Ranch								X			X			Provides equine therapy to children and adults
Interfaith of the Woodlands												X		
International Rott Syndrome Foundation								X						
Junior League of The Woodlands	X													Women's leadership organization
Keep Us Fed												X		Provides food to non-profits
Kids Meals												X		Makes and delivers free healthy meals to homes for children
Kiwans	X													Provides programs for children to fight hunger, improve literacy, and provide guidance
Leadership Montgomery County	X													Provides leadership programs
Legacy Center Texas											X			Provides recovery program for women
Lone Star Legal Aid							X							Legal Services
Love Heals Youth											X			Provides counseling services to youth in cps
Meals on Wheels Montgomery County														Senior meal delivery and transportation
Mental Health Resource Center											X			
Mission Northwest								X		X				Food, clothing, housewares, utilities for seniors and the disabled
Montgomery County Veterans Treatment Court					X									Promotes positive veteran behavior through supportive services
Montgomery County Children's Advocacy Center, Inc. (Children's Safe Harbor)				X							X			Provides forensic interviewing, family advocacy, mental health services, and medical services to abused children
Montgomery County Community Assistance Center												X		Provides financial assistance to LIM
Montgomery County Community Foundation														Provides guidance to non-profits
Montgomery County Food Bank												X		Food and resources
Montgomery County Hospital District	X													Provides healthcare assistance to indigent individuals
Montgomery County Housing Authority		X							X	X				Very low income families; elderly and disabled
Montgomery County NAACP						X								
Montgomery County Student Support Services	X													Provides student support for schools within Montgomery County
Montgomery County Women's Center				X										Domestic violence/sexual abuse
Montgomery County Youth Services		X												Safe shelter for youth 10-17, 90 day max
Mosaics of Mercy											X			Family oriented
New Caney New Horizons, Inc.	X							X						Day program that provides training and employment opportunities to help individuals with disabilities to live as independently as possible
New Danville							X	X						Home for special needs population
Northwest Assistance Ministries												X		Provide basic needs
Operation: Achieve Independence	X													Provides mentorship programs to students in foster care
Project Beacon Texas							X	X						Non-profit in planning stages of creating residential living facility for persons with intellectual disabilities
Rabah Community Development	X													
re: MIND											X			Offers support groups for depression & bipolar disorder

HOME ARP  
Consultation List

	Undeveloped	Homes/ Shelter	Transitional	Domestic Violence	Veterans	Civil Rights	Fair Housing	Disability Centers	Housing Authority	Elderly	Mental or Behavioral Health/Institution	Homeless Shelter/ Recovery	Notes
Society of Samaritans											X		Food, utilities, medical/pharmacy, rent, gas and car repairs
Society of St. Vincent dePaul											X		Rent, utilities, food
Special Angels of The Woodlands								X					Provides a day activity center for adults with intellectual disabilities
Star of Hope Transitional Living Center		X	X										Shelter for single women and single parents
Star of Hope Womens Center		X											couples/single women and men with children 90 days max
Star of Hope: Davis and Carlos Morris Mens Development Center		X	X										day/overnight shelter for men, transient men, 6 month transitional program
Sullivan Help Center								X					Provides supportive employment services and job placement for adults with disabilities
Tamino Community Center - Mom's Door of Hope		X	X	X									temp for women and children,
The Good Shepard Mission		X		X									3 day shelter
The Refuge, Montgomery County Veterans Dept.					X								Veteran/Emergency Responder counseling
The Salvation Army		X	X	X	X								Transitional/veterans assistance; food, shelter
The Woodlands Charities	X												Hosts fundraisers for and brings awareness to selected Montgomery County charities
The Woodlands Green	X												Provides environmental education
The Woodlands Lions Club											X		Provides support for community- has an extensive Sight Program that provides eye exams & glasses for needs school aged children
TOMAGWA Healthcare Ministries	X												Provides healthcare services to LMI
Tonball Pregnancy Center	X												Provides health services related to unexpected pregnancies free of charge
Tri-County Behavioral Health							X	X					Mental and Behavioral health resources
Tri-County Military Veteran Peer Network					X								peer groups/mentoring
Veterans Services Offices					X								Conroe/Magnolia/New Caney
Volunteers of America													
Wesley Community Center - Woodlands Office											X		Provides an array of social services to families
Women of Honor and Destiny, TLC, Inc. (WOHAD)			X								X		Provides transitional housing and supportive services to women impacted by the criminal justice system

# HOME-ARP ALLOCATION PLAN: STAKEHOLDER CONSULTATIONS



Montgomery County  
*Community*  
DEVELOPMENT

Montgomery Co, TX

January 4  
January 5

1

## AGENDA

What is HOME-ARP?

Allocation amount

Qualifying populations

Eligible activities

Next steps

Discussion

2



## THE HOME-AMERICAN RESCUE PLAN (ARP)

### SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless, at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter.

**Montgomery County HOME-ARP Allocation      \$2,548,899**

3

## QUALIFYING POPULATIONS

Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act

At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act

Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

Other populations who do not qualify under any of the populations above but meet one of the following criteria:

- (a) Other families requiring services or housing assistance to prevent homelessness
- (b) Those at greatest risk of housing instability

4

## HUD HOME-ARP DEFINITION HOMELESS



an individual or family who lacks a fixed, regular, and adequate nighttime residence



an individual or family with a primary nighttime residence that is a public or private place not meant for human habitation, including a car, park, abandoned building, bus or train station, airport, or camping ground



an individual or family living in shelter designated to provide temporary living arrangements



an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided



an individual or family who will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels

5

## HUD HOME-ARP DEFINITION AT RISK OF HOMELESSNESS

Income at or below 30% AMI,  
Lacks sufficient resources to attain  
housing stability and meets at least  
one of these criteria:



Multiple Moves: Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance



Doubled Up: Is living in the home of another because of economic hardship



Hotel/Motel: Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals



Overcrowded Housing: Lives in a single room occupancy (SRO) or efficiency apartment unit where two or more persons reside or where there are more than one-and-a-half persons per room



Exiting Institution: Is exiting a publicly funded institution or system of care (e.g., jail, prison, psychiatric hospital, etc.)

6

## ELIGIBLE ACTIVITIES



PRODUCTION  
OR  
PRESERVATION  
OF AFFORDABLE  
HOUSING



TENANT-BASED  
RENTAL  
ASSISTANCE  
(TBRA)



SUPPORTIVE  
SERVICES,  
HOMELESS  
PREVENTION  
SERVICES, AND  
HOUSING  
COUNSELING



PURCHASE AND  
DEVELOPMENT  
OF NON-  
CONGREGATE  
SHELTER



NONPROFIT  
OPERATING  
AND CAPACITY  
BUILDING

7

## DISCUSSION

8



## NEXT STEPS

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Comments from these stakeholder consultations will be considered when drafting the HOME-ARP Allocation Plan

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15-day public comment period and public hearing on Draft HOME-ARP Allocation Plan planned for February (date TBD)

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Submission of the HOME-ARP Allocation Plan anticipated before March 31

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9

## FOR MORE INFORMATION

For additional information, contact:

Erica Dodson

[erica.dodson@mctx.org](mailto:erica.dodson@mctx.org)

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# Montgomery, TX HOME-ARP Continuum of Care Attendees

## Summary

Meeting Date January 4, 2023 9:53 AM EST Meeting Duration 68 minutes Number of Attendees 31 Meeting ID 452-367-829

GoToMeeting

## Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
+12144971775		9:59 AM	11:00 AM	60
+12816395099		9:56 AM	11:00 AM	64
+19362492215		9:59 AM	10:06 AM	7
Allyson Evans		10:01 AM	11:01 AM	60
Amanda Vance, MCCD	arauschi@homelesshouston.org	10:03 AM	11:01 AM	57
Ana Rausch		10:03 AM	11:00 AM	56
Anavella Hambrick		10:10 AM	11:01 AM	51
Bill Wasielewski		9:53 AM	11:01 AM	68
Brenda LaVar	blavar@namigreaterhouston.org	10:01 AM	10:55 AM	54
Caybryn Southern	csouthern@homelesshouston.org	10:01 AM	11:01 AM	60
Diana Garbis		9:58 AM	11:00 AM	61
EDodson		9:57 AM	11:01 AM	63
James Gonzalez	Jgonzalez@homelesshouston.org	10:05 AM	10:59 AM	53
Jean Radach	jean.radach@angelreach.org	10:29 AM	11:00 AM	31
Jennie Cordova	jecordova@endeavors.org	10:02 AM	11:00 AM	57
Jess Preheim		10:00 AM	11:00 AM	60
Jonathan		10:01 AM	11:00 AM	59
Marilyn Kasniersky	marilyn@familypromiseofmc.org	10:04 AM	11:00 AM	55
Marissa Wolfe	mbambreywolfe@gmail.com	10:00 AM	11:00 AM	60
Marjorie Willow, M&L		9:58 AM	11:00 AM	62
Mark Smith	msmith@homelesshouston.org	10:01 AM	11:00 AM	58
Melissa Miller		9:53 AM	10:39 AM	46
Melodie Dressel		9:58 AM	11:00 AM	62
Morris Cole ( VOA Housing )		10:06 AM	10:26 AM	19
Nicole Davis	nicole@oaicare.org	10:01 AM	11:01 AM	60
RITA WILTZ		10:03 AM	11:01 AM	58
Rebecca A		10:00 AM	11:01 AM	61
Renee Cavazos	rcavazos@homelesshouston.org	10:01 AM	10:48 AM	47
Timika Simmons		10:01 AM	11:00 AM	59
Zenoria Abdalla	zabdalla@homelesshouston.org	10:02 AM	11:00 AM	58
angel garmon	agarmon@homelesshouston.org	10:03 AM	11:01 AM	57
angel garmon	agarmon@homelesshouston.org	10:02 AM	10:02 AM	0

**Montgomery Co., TX HOME ARP Stakeholder Session #1- Continuum of Care**

***January 4, 2023, 9:00am- Virtually via Goto Meeting***

**Total Attendees: 29**

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**I. HOME ARP Program Overview Powerpoint Presentation by M&L**

**II. Stakeholder Input on Needs**

- Need for safe, affordable housing especially accessible units.
- Difficult to find rental units in the marketplace.
- Rents are very high. On average between \$1,000-\$1,300 for a 2BR unit.
- There are gaps in service and units for persons with mental illness and those with substance abuse issues.
- There is a gap of 1,900 units in the CoC. Units are especially needed for rapid re-housing
- Many very low-income persons are renting rooms from others due to lack of units and high rents.
- Landlords require income of 3 times the rent for security deposit and first month rent. This is a barrier that many low income persons can't overcome.
- Need for housing for formers convicts or persons leaving prison.
- Need for units for children aging out of foster care (ages 18-24)
- Biggest need is for 1BR units but also there is a need for 2BR and 3BR units.
- Service needs include:
  - Rapid re-housing
  - Permanent Supportive Housing (wrap around services)
  - Case Management and Life Skills training
  - Mental health wrap around services.
  - Services for persons with substance abuse
- To address lack of landlords, there is a need for more "Landlord Engagement Programs". These have been proven effective for persons who have been homeless. The program should waive or pay for the rental fees such as application/background checks/security deposit, etc.
- CoC uses Coordinated Entry

**III. Next steps and timeframe for completion**

Montgomery, TX HOME-ARP: Homeless Service Providers Attendees

Summary

GoToMeeting

Meeting Date  
January 4, 2023 11:53 AM EST

Meeting Duration  
65 minutes

Number of Attendees  
26

Meeting ID  
591-909-429

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
+15127366713		12:46 PM	12:58 PM	12
+18324369738		12:04 PM	12:15 PM	11
Adriana Gutierrez Yes to Youth		12:01 PM	12:58 PM	57
Allyson Evans		12:14 PM	12:58 PM	44
Amanda Vance, MCCD		11:59 AM	12:58 PM	58
Andrea M- Yes To Youth MCYS		11:59 AM	12:58 PM	59
Bill Wasielewski		11:53 AM	12:58 PM	65
Caybryn Southern	csouthern@homelesshouston.org	12:00 PM	12:58 PM	58
D. HOPE MILLER FOUNDATION		12:05 PM	12:58 PM	53
Diana Garbis		12:14 PM	12:34 PM	19
Erica Dodson - MCCD		11:58 AM	12:58 PM	60
James Guzman-Salvation Army	james.guzman@uss.salvationarmy.org	11:53 AM	12:58 PM	65
Jean Radach	jean.radach@angelreach.org	12:41 PM	12:45 PM	4
Jean Radach	jean.radach@angelreach.org	12:50 PM	12:58 PM	8
Jennie Cordova	jecordova@endeavors.org	12:08 PM	12:58 PM	50
Lisa McCormick		12:07 PM	12:58 PM	51
Luke Redus - Compassion United		12:01 PM	12:58 PM	57
Marilyn Kasmiersky		12:02 PM	12:58 PM	56
Marissa Wolfe	mbambreywolfe@gmail.com	12:00 PM	12:58 PM	57
Melodie Dressel		11:56 AM	12:58 PM	61
Morris Cole VOA Housing		11:59 AM	12:58 PM	59
Nicole Davis	nicole@oaicare.org	12:07 PM	12:58 PM	51
Penny Wilson	penny.wilson@youthmc.org	12:01 PM	12:43 PM	42
Rebecca A		11:59 AM	12:58 PM	59
Renee Cavazos	rcavazos@homelesshouston.org	12:02 PM	12:58 PM	56
Rich Bergeman		12:14 PM	12:58 PM	44
Zenoria Abdalla	zabdalla@homelesshouston.org	12:00 PM	12:58 PM	58



**Montgomery Co., TX HOME ARP Stakeholder Session #2- Homeless Service Providers**

***January 4, 2023, 11:00am- Virtually via Goto Meeting***

**Total Attendees: 23**

- Included representative from Veterans of America
- 

**I. HOME ARP Program Overview Powerpoint Presentation by M&L**

**II. Stakeholder Input on Needs**

- Need for 1BR and 2BR units that are affordable and with landlords who will lease to tenants with credit/criminal histories.
- Rents for 1BR units are generally \$1,300 per/mo. and \$1,600 for 2BR units not including utilities.
- Utilities are emerging as at risk of homeless issue since all utilities are increasing which contributes to affordability of rental units and leads to potential for eviction.
- Lack of supportive services/wrap around services/permanent supportive services especially:
  - Case Management
  - Mental health services
  - Specialized counseling for persons who have experienced some form of trauma
  - Health care services
  - Employment/Job training/Education services
  - Food insecurity services
  - Childcare
  - Breaking the cycle of poverty
  - Additional legal services to assist homeless persons clean up past housing issues
  - Teaching renters to be good tenants (with case management) and how to be a good tenant.
  - Budgeting and financial literacy especially as it relates to rent/food/utilities
  - In rural areas, need for transportation to services and employment/jobs. Current bus routes do not necessarily service employers/jobs.
- Need for an Advocacy and Care Coordinator for services and housing resources for homeless persons
- Hard to hire case managers because of salaries being paid. Salary needs to be in the \$50K range which would allow for a case manager with a caseload of 20.
- Need a landlord engagement program to recruit more landlords and to help prevent evictions.
- Difficult to get large property management firms to participate in subsidy programs as they avoid taking homeless persons/subsidies.

- Mom/Pop property managers are much easier to deal with and are more flexible in accepting subsidies and/or homeless persons,
- Landlords sometimes won't accept a tenant due to immigration status. They need to be educated on this issue.
- Risk Factors for housing instability include:
  - Need for more sick leave for those who are employed as a sickness/illness causes missed work which can cause a person to get behind on rent and risk eviction.
  - Abandonment of one parent from a household which increases the need for childcare and/or loss of household income
  - Mental health issues
  - Distrust of landlord due to fear of eviction

**III. Next steps and timeframe for completion**

# Montgomery, TX HOME-ARP: DV/Human Trafficking Service Providers Attendees

## GoToMeeting

**Meeting Date** January 4, 2023 1:56 PM EST      **Meeting Duration** 57 minutes      **Number of Attendees** 10      **Meeting ID** 244-955-541

### Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Aia Miller	csouthern@homelesshouston.org	1:57 PM	1:58 PM	0
Aia Miller		1:56 PM	2:54 PM	57
Amanda Vance, MCCD		1:58 PM	2:54 PM	55
Bill Wasielewski		1:56 PM	2:54 PM	57
Caybryn Southern		2:00 PM	2:54 PM	53
Erica Dodson - MCCD	rcavazos@homelesshouston.org	2:00 PM	2:54 PM	53
Irene Hegarty		2:01 PM	2:54 PM	52
Michelle Lewis-Prince		2:00 PM	2:54 PM	53
Rebecca A		1:58 PM	2:54 PM	55
Renee Cavazos		2:00 PM	2:54 PM	53
Zenoria Abdalla	zabdalla@homelesshouston.org	2:00 PM	2:54 PM	53

**Montgomery Co., TX HOME ARP Stakeholder Session #3- Domestic Violence and Human Trafficking**

***January 4, 2023, 1:00pm- Virtually via Goto Meeting***

**Total Attendees: 8**

- Lone Star Legal Aid participated with provides legal services to victims of domestic violence.
- 

**I. HOME ARP Program Overview Powerpoint Presentation by M&L**

**II. Stakeholder Input on Needs**

- Need for increased capacity to provide shelter and services.
- Shelter beds are very limited
- Domestic Violence shelters indicated the following:
  - Population in shelter is getting younger and younger (18-y/o and pregnant)
  - Also seeing more seniors/older women who were in abusive relationships
  - Families with children are also increasing.
  - Mental health issues is a big issue now for survivors of domestic violence.
- Services needed for this population include more counseling and housing services and more mental health services.
- There are a lot of people going to shelters who are not stabilized. This causes longer stays and the issue is exacerbated by lack of permanent supportive housing units with needed wrap around services.
- There is also a need for better access to behavioral health care as it relates to supportive services.
- Victims of domestic violence need specific legal services for divorce filings, various legal remedies for services and counseling.
- Housing units most in demand are 1BR and 3BR units.
- Human Trafficking Needs include:
  - Victims/Survivors of human/sexual trafficking do not want to stay in standard type of shelters or communal living environments due to safety concerns. They need private living spaces outside of shelters.
  - Service provision for these victims is very difficult to provide in shelters.
  - Need is for more community-based rental units with very specific services tailored to their needs.
- In low capacity/rural areas, there is a need for transportation to services and internet connectivity.
- Staffing of service providers is a real need.
- LGBTQ population in need of housing, shelters, and services

**III. Next steps and timeframe for completion**





1. What are the most critical gaps you and/or your clients face; specifically, as it relates to DV and homelessness or those at-risk of homelessness within Montgomery County.

Some of the most critical gaps include:

Access to health care and mental health care in Montgomery Co. It is extremely challenging to find access and the pandemic made things worse. Tri County is currently extremely understaffed with as many as 90 openings and that has created even more challenges. In the past, Tri County would send staff to the women's center to do assessments, however this is no longer available. Getting access to medication and someone to write prescriptions for mental health needs is even more challenging. The Women' Center was able to hire 4 new therapist positions with temporary funds – but this is still not be enough to handle the greater community need and the funding is only for 18 months. Without sufficient mental and behavioral therapeutic services, victims are at increase risk for becoming and remaining homeless.

Access to affordable childcare is a critical need and drop in rates are very high with most survivors unable to afford them to look for employment. Without employment and financial means, victims are at increased vulnerability to become and remain homeless.

It has been a challenge to find clinically trained staff to work in shelter and there has been extremely high turn over.

The Emergency Shelter capacity is 75 and there is a turn away rate of 30-40% of those calling for shelter due to lack of space. The agency does not have access to funds for hotel stays and those calling are often referred to other counties for services. Many do not wish to leave Montgomery County for services.

The Counties High Risk Team is only screening and case managing strangulation cases – leaving folks out of certain protections that the team can offer and at higher vulnerability for safe housing.

2. What are the most in demand housing units (e.g., 1br, 2br, etc.)?

Since the pandemic the county is seeing a higher need for single women over 55 who are in need of housing. There is difficulty in finding affordable 1 bedroom units. There is also some discrimination against serving victims that are involved in any criminal proceedings such as victims who have called the police for help. In a small community it is harder to hide and be anonymous and landlords are often not willing to lease to those they know are dealing with domestic violence. It is also scary for many to contemplate leaving their community when that is all they have known.

3. What kind of housing needs/supportive services are in highest demand?

There has been an increase in people calling the shelter or hotline looking for access to housing and when they don't want to go to shelter for interventions there is no way to know where they may go next for assistance. Only a small percentage of those in shelter are entering transitional housing and a small number are being referred into the tri-county DV Coordinated Access waitlist. The waitlist is long and turnover is slow for getting housed due to not enough DV housing inventory to meet the need. Increased number of units of Rapid Re-housing with supportive case management services is in highest demand along with increased transitional housing for those with highest vulnerability and safety needs.

It would be beneficial if there was a way to have longer stays in emergency shelter - right now it is 30 day stay, additionally increasing capacity in the emergency shelter would be beneficial.

4. What are the current barriers or risk-factors you see in regard to housing stability?

Having ample income to support high costs of housing – childcare and transportation for employment as well as supportive mental and behavioral health services.

5. Are there any specific subpopulations currently being underserved by the system?

Domestic violence, sexual assault, human trafficking

6. What are the biggest needs you see that could be addressed with this HOME-ARP funding?

Providing housing opportunities for those fleeing domestic violence and sexual assault and human trafficking

Funding for shelter expansion to increase the number of beds available to the community

7. If possible, please provide the following information: Annual Performance Report (APR) by Project Type (one for 1/1-12/31/2021 and one for 1/1-11/30/2022)

Montgomery County Women's Center does not complete APRs.

Emergency Shelter – there is a capacity of 75 – during pandemic and even now there are decreased capacity times due to social distancing -

2022 – 262 requested shelter that were unable to be sheltered – 699 housed

PSH - None

RRH – 67 clients from Montgomery County were referred and 6 families housed through the DV CA system in 2022

Transitional Housing - capacity = 17 families - average of 2 year stay – 4 families moved into habitat homes last year

a. Street Outreach - None

Montgomery, TX HOME-ARP: Veterans Organizations Attendees

Summary

GoToMeeting

Meeting Date

January 4, 2023 3:57 PM EST

Meeting Duration

44 minutes

Number of Attendees

8

Meeting ID

544-577-493

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Amanda Vance, MCCD			3:58 PM	4:41 PM
Bill Wasielewski			3:57 PM	4:41 PM
Caybryn Southern	csouthern@homelesshouston.org		4:01 PM	4:41 PM
Debra Richmond - Habitat Montgomery County			3:57 PM	4:37 PM
Erica Dodson - MCCD			3:57 PM	4:41 PM
Rebecca A			3:57 PM	4:41 PM
Renee Cavazos	rcavazos@homelesshouston.org		4:02 PM	4:36 PM
Zenoria Abdalla	zabdalla@homelesshouston.org		4:00 PM	4:41 PM



**Montgomery Co., TX HOME ARP Stakeholder Session #4- Veterans Organizations**

***January 4, 2023, 3:00pm- Virtually via Goto Meeting***

**Total Attendees: 7**

- Habitat participated and provide programs/assistance to Veterans.
- 

**I. HOME ARP Program Overview Powerpoint Presentation by M&L**

**II. Stakeholder Input on Needs**

Note: The primary participant in this session was Habitat who provided comments related to veterans and insight they encounter related to at-risk of homelessness via their homeownership programs. They have a special program aimed at homeownership for veterans.

Comments/input on At-Risk of Homeless:

- Primary service need is for life skills, budgeting and financial literacy courses. These items can help to avoid eviction and potential homelessness.
- Recent inflation has also added to the risk of homelessness due to higher costs for everything.
- Based on the programs they provide, veterans/homeless vets experience gaps in education especially related to money management, financial literacy, credit counseling and budgeting.
- Veterans/homeless vets also need services to deal with mental health issues and need case management services.

**III. Next steps and timeframe for completion**

Montgomery, TX HOME-ARP: Public Housing Agencies Attendees

Summary

GoToMeeting

Meeting Date

January 5, 2023 10:58 AM EST

Meeting Duration

43 minutes

Number of Attendees

11

Meeting ID

647-651-365

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
+12147963770		11:03 AM	11:40 AM	37
Aia Miller		10:59 AM	11:42 AM	42
Amanda Vance, MCCD		10:58 AM	11:42 AM	43
Angel Garmon		11:06 AM	11:42 AM	35
Bill Wasielewski		10:58 AM	11:42 AM	43
Caybryn Southern	csouthern@homelesshouston.org	11:01 AM	11:42 AM	41
Erica Dodson - MCCD		10:58 AM	11:42 AM	43
Jean Radach	jean.radach@angelreach.org	10:58 AM	11:42 AM	43
MCHA		10:58 AM	11:42 AM	43
Rebecca A		10:58 AM	11:42 AM	43
Zenoria Abdalla	zabdalla@homelesshouston.org	11:00 AM	11:42 AM	41

**Montgomery Co., TX HOME ARP Stakeholder Session #5- Montgomery County Housing Authority**

**January 5, 2023, 10:00am- Virtually via Goto Meeting**

**Total Attendees: 10**

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**I. HOME ARP Program Overview Powerpoint Presentation by M&L**

**II. Stakeholder Input on Needs**

- Montgomery County Housing Authority is a Housing Choice Voucher only Authority.
- They currently have a total of 422 vouchers being used and have a lengthy waiting list for vouchers.
- They have generally not had a problem finding landlords to participate in their program. However, recently they are starting to see landlords who are not willing to accept the Fair Market Rent limits since they can get higher rents in the market place.
- Average market rents are as follows:
  - 1BR- \$932 per month
  - 2BR - \$1100 per month
  - 3BR - \$1200-1350 per month
  - 4BR - \$1600-1800 per month
  - Single family house rent- \$1500 per month
- Most in-demand units are 1 and 2 BR.
- New voucher participants are given 60 days to find a unit and most find units in this timeframe. If they can't extensions can be given for up to 6 months.
- Current FMRs are becoming an issue since many landlords are not willing to comply with the rent limits when they can get higher amounts in the open market.
- HA has not project based any of its vouchers to date. But they may be willing to in the future as part of a HOME ARP project.
- They have preferences including non-elderly persons with disabilities and family unification.
- Have a Family Self Sufficiency Program which allows tenants to participate. The program establishes an escrow for each participant in which a part of their rent goes into. The escrow can then be used for assistance in paying bills and/or to help with the purchase of a house. Participants can also get services that include:
  - Assistance getting an GED
  - Mental health counseling
  - Classes on budgeting and financial literacy.

**III. Next steps and timeframe for completion**

# Montgomery, TX HOME-ARP: Public Agencies/Addressing Needs of At Risk for Homelessness/Persons with Disabilities Attendees

## Summary

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
January 5, 2023 1:59 PM EST	46 minutes	16	457-653-197

## Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
+18325787101		2:17 PM	2:24 PM	6
+19366476170		2:45 PM	2:46 PM	0
Amanda Vance, MCCD		2:00 PM	2:46 PM	45
Bill Wasielewski		2:04 PM	2:46 PM	42
Bill Wasielewski		1:59 PM	2:00 PM	0
Carol Baker	themsc.baker@gmail.com	2:24 PM	2:46 PM	21
Caybryn Southern	csouthern@homelessshouston.org	2:00 PM	2:45 PM	45
Christian Ford		1:59 PM	2:46 PM	46
D. HOPE MILLER FOUNDATION		2:14 PM	2:46 PM	31
Debra Richmond - Habitat Montgomery County		2:02 PM	2:45 PM	43
Dion McInnis		1:59 PM	2:46 PM	46
Erica Dodson - MCCD		1:59 PM	2:46 PM	46
Linda Thomas		2:42 PM	2:46 PM	3
Linda Thomas		2:15 PM	2:40 PM	25
Rebecca A		1:59 PM	2:46 PM	46
Renee Cavazos	rcavazos@homelessshouston.org	2:00 PM	2:46 PM	45
Zenoria Abdalla	zabdalla@homelessshouston.org	2:01 PM	2:45 PM	44
angel garmon	agarmon@homelessshouston.org	2:00 PM	2:02 PM	1
angel garmon	agarmon@homelessshouston.org	2:06 PM	2:46 PM	40

## GoToMeeting



**Montgomery Co., TX HOME ARP Stakeholder Session #6- Org. addressing At-Risk of Homelessness**

***January 5, 2023, 1:00pm- Virtually via Goto Meeting***

**Total Attendees: 15**

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**I. HOME ARP Program Overview Powerpoint Presentation by M&L**

**II. Stakeholder Input on Needs**

- New Danville is a recently opened facility for persons with disabilities and currently serves 34 persons.
- Significant need for more affordable housing especially for those between 0-30% AMI
- Service gaps/needs:
  - 24/7 assisted living care
  - Need for additional mobility services for the disabled
  - Need for accessibility improvements to existing homes
  - Transportation needed to get to services
  - Need for more care givers/medical care services (in-home).
- State has 5310 grants that help with transportation of disabled persons
- Need for independent living facility with attached medical services.
- Disabilities come to all age groups and needed services varies by age. Services provisions need to be determined by each individual case.
- There is a gap in services and shelter for women between 50-60 years old, who are homeless with mental health issues/drug addiction issues and/or suffering from domestic violence. This population usually does not qualify for shelters and are at extreme risk of homelessness and/or are experiencing homelessness.

**III. Next steps and timeframe for completion**

Montgomery, TX HOME-ARP: Organizations Addressing Civil Rights/Fair Housing Attending

GoToMeeting

Meeting Date

January 5, 2023 3:56 PM EST

Meeting Duration

11 minutes

Number of Attendees

8

Meeting ID

481-454-141

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Amanda Vance, MCCD	rcavazos@homelesshouston.org zabdalla@homelesshouston.org		3:59 PM	4:08 PM
Angel Garmon			4:04 PM	4:08 PM
Bill Wasielewski			3:56 PM	4:08 PM
Erica Dodson - MCCD			3:56 PM	4:08 PM
Myra Syed			4:03 PM	4:08 PM
Rebecca A			3:58 PM	4:08 PM
Renee Cavazos			4:01 PM	4:08 PM
Zenoria Abdalla			4:00 PM	4:08 PM
				9
				3
				11
				11
				5
				10
				6
				8

## Appendix B: Public Participation Materials

LEGAL NOTICES email [legals@chron.com](mailto:legals@chron.com) or call 281-378-1000

**Legal/Public Notices**

**Montgomery County Community Development**

Rebecca Arnsley  
Director

Amanda Vance  
Assistant Director

501 N. Thompson, Suite 200, Conroe, Texas 77301  
Phone: 936-538-8060

**NOTICE OF PUBLIC HEARINGS AND NOTICE OF PUBLIC COMMENT PERIOD**

**MONTGOMERY COUNTY, TX**

**A PUBLIC HEARING AND A PUBLIC COMMENT PERIOD WILL BE HELD TO OBTAIN COMMENTS ON THE 2021 ANNUAL ACTION PLAN AMERICAN RESCUE PLAN SUBSTANTIAL AMENDMENT**

The Annual Action Plan is Montgomery County's application and distribution plan for the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development (CPD) Block Grant Programs (HOME, CDBG, ESG). Montgomery County received an additional funding allocation through the American Rescue Plan Act (ARPA) to be administered through the HOME Investment Partnership Program (HOME) to perform activities that will primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These funds are governed by HUD CPD Notice 21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program issued September 13, 2021.

Montgomery County conducted a stakeholder consultation process to identify unmet housing and supportive service needs among qualifying homeless individuals and families, persons at risk of homelessness, and other vulnerable populations. Based on this information, Montgomery County identified the following priority needs:

- Affordable rental housing for 0-30% AMI households
- Non-congregate shelter for those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking
- Affordable rental housing for those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking
- Permanent Supportive Housing
- Rapid Rehousing units
- Increased investment in supportive services

Montgomery County's HOME-ARPA Allocation Plan proposes the following eligible activities and budget amounts to address one or more of the priority needs:

Supportive services	\$923,899
Acquisition and development of non-congregate shelters	\$1,500,000
Tenant-based rental assistance	\$0
Development of affordable rental housing	\$0
Nonprofit operating	\$0
Nonprofit capacity building	\$0
Administration and planning	\$225,000
<b>Total Allocation</b>	<b>\$2,548,899</b>

A draft of the Substantial Amendment, including the HOME-ARPA Allocation Plan, will be available for public comment beginning on February 14 through March 13, 2023. A public hearing will be held in the Lone Star Convention Center, San Jacinto Room 2, 9055 Airport Road in Conroe on March 7, 2023, from 5:30pm-7:00pm for the purpose of obtaining public comment. Oral and written comments will be accepted during the public hearing. The public is encouraged to attend the public hearing and/or submit written comments to Montgomery County Community Development, 501 N. Thompson, Suite 200, Conroe, Texas 77301 or via email at [CDBG.MCTX@MCTX.ORG](mailto:CDBG.MCTX@MCTX.ORG). Comments will be incorporated into the HOME-ARPA Allocation Plan and documented as appropriate.

Persons wishing to view the amended 2021 Annual Action Plan containing the HOME-ARPA Allocation Plan may do so at all County Libraries and Community Centers or online at: [https://mctx.org/departments/departments\\_a\\_-\\_c/community\\_development/public\\_notices.php](https://mctx.org/departments/departments_a_-_c/community_development/public_notices.php).

The Montgomery County Commissioners Court is expected to take action on the draft Substantial Amendment, which includes the HOME-ARPA Allocation Plan, at its regular meeting on March 28, 2023 at 9:30am and submit the approved plan to HUD before March 31, 2023.

Persons with vision or hearing impairments or other individuals with disabilities requiring auxiliary aids and services, or non-English/Limited English-speaking individuals requiring an interpreter, should contact the Community Development Department at (936) 538-8060 regarding reasonable accommodations at least 24 hours before the meeting or to receive assistance with accessibility to this notice.

Montgomery County supports equal and fair housing and employment opportunities.

**Legal/Public Notices**

**NOTICE OF PUBLIC HEARING REQUEST FOR PARTIAL RELEASE OF 20-17 UTILITY EASEMENT IN THE GRAND CENTRAL PARK SUBDIVISION, CITY OF CONROE, TEXAS**

The City Council of the City of Conroe, Texas, will conduct a Public Hearing on Wednesday February 22, 2023, at 2:00 p.m. in the Council Chamber of the City Hall, located at 300 West Davis Street in Conroe, Texas.

The purpose of the hearing is to receive public comment regarding a request for partial release of a 20-ft. Utility Easement in the Grand Central Park Subdivision, which is located in Conroe, Texas.

A copy of the supporting documentation for the abandonment may be viewed in the office of the City Secretary on the 3rd Floor of City Hall at 300 West Davis, Conroe, Texas.

The public is invited to attend and make comment.

Signed this \_\_\_\_ day of February, 2023.

Soco Gerjoe  
City Secretary

**Legal/Public Notices**

**CITATION BY PUBLICATION - CIVIL**

CAUSE NUMBER: 22-06-06996-CJ

Clerk of the Court  
Melissa Miller  
Conroe, Texas 77305  
P.O. Box 2985  
Conroe, Texas 77305  
Attorney Requesting Service  
Kathryn Irene Cheung  
2800 Post Oak Blvd Suite 5777  
Houston TX 77056

**THE STATE OF TEXAS**

**NOTICE TO DEFENDANT:** You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issues this citation by 10:00 a.m. on the Monday next following the expiration of forty-two days after the date of issuance of this citation and petition, a default judgment may be taken against you.

You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition at or before 10:00 A.M. of the Monday next after the expiration of forty-two days after the date of issuance of this citation on the same being Monday, the 27th day of February, 2023 before the 28th Judicial District Court of Montgomery County, Texas at the Courthouse of said County in Conroe, Texas. Said Plaintiff's Original Petition was filed in said court on this 1st day of June, 2022. In this case, numbered 22-06-06996-CJ on the docket of said court.

The names of the parties to the cause are as follows:  
Plaintiff: Benders Landing Property Owners Association  
Defendants:  
Plaintiff, Benders Landing Property Owners Association, filed suit against Defendant, Richard Grasse, in Cause No. 22-06-06996, in the 28th Judicial District Court of Montgomery County as a result of Defendant's failure to pay assessments and other charges which are the responsibility of owners of lots under the jurisdiction of Plaintiff. Plaintiff seeks to (1) obtain a judgment for unpaid assessments and other charges legally due and owing to the Plaintiff; and (2) foreclose Plaintiff's lien for unpaid assessments and other charges legally due and owing to the Plaintiff that are secured by the Plaintiff's lien on the property in question. Plaintiff also seeks to recover attorney's fees and costs to which it is entitled as is more fully shown by Plaintiff's Original Petition on file in this suit.

The officer executing this writ shall promptly serve the same according to requirements of law, and the mandates thereof, and make due as the law directs, issued and given under my hand and Seal of said Court, at office in Conroe, Texas, this on this 12th day of January, 2023.

(SEAL)  
Melissa Miller, District Court  
Montgomery County, Texas  
By: J. Delia Parker  
Clerk of Court

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**Montgomery County Community Development**

Rebecca Arnsley  
Director

Amanda Vance  
Assistant Director

501 N. Thompson, Suite 200, Conroe, Texas 77301  
Phone: 936-538-8060

**AVISO DE AUDIENCIAS PÚBLICAS Y AVISO DE PERÍODO DE COMENTARIOS PÚBLICOS**

**CONTRATO DE LA ENMIENDA SUSTANCIAL DEL PLAN DE ACCIÓN ANUAL 2021 DEL PLAN DE RESCATE AMERICANO**

El Plan de Acción Anual es el plan de solicitud y distribución del Condado de Montgomery para los Programas de Subvenciones en Brique (HOME, CDBG, ESG) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), Oficina de Planificación y Desarrollo Comunitario (CPD). El Condado de Montgomery recibe una asignación de fondos adicionales a través de la Ley de Recuperación Económica (ARPA) que se administrará a través del Programa de Asociación de Inversión HOME (HOME) para realizar actividades que deben beneficiar principalmente a personas y familias calificadas que no tienen hogar, corren el riesgo de quedarse sin hogar o en otras poblaciones vulnerables. Estos fondos se rigen por el Aviso 21-10 de HUD CPD. Revisados en el uso de fondos en el Programa del Plan de Rescate HOME-Amercan emitido el 13 de septiembre de 2021.

El Condado de Montgomery lleva a cabo un proceso de consulta con las partes interesadas para identificar las necesidades insatisfechas de vivienda y servicios de apoyo entre las personas y familias sin hogar que califican. Las personas en riesgo de quedarse sin hogar y otras poblaciones vulnerables. Con base en esta información, el Condado de Montgomery identifica las siguientes necesidades prioritarias:

- Viviendas de alquiler asequibles para hogares con AMI del 0-30%
- Refugio no congregate para aquellos que huyen o intentan huir de la violencia doméstica, la violencia en el noviazgo, la agresión sexual, el acoso o la trata de personas
- Viviendas de alquiler asequibles para aquellos que huyen o intentan huir de la violencia doméstica, la violencia en el noviazgo, la agresión sexual, el acoso o la trata de personas
- Vivienda de apoyo permanente
- Unidades de reemplazo rápido
- Aumento de la inversión en servicios de apoyo

El Plan de Asignación HOME-ARPA del Condado de Montgomery propone las siguientes actividades elegibles y montos presupuestarios para abordar una o más de las necesidades prioritarias:

Servicios de apoyo	\$923,899
Adquisición y desarrollo de refugios no congregate	\$1,500,000
Asistencia de alquiler basada en inquilinos	\$0
Desarrollo de viviendas de alquiler asequibles	\$0
Operación sin fines de lucro	\$0
Desarrollo de capacidades sin fines de lucro	\$0
Administración y planificación	\$225,000
<b>Asignación total</b>	<b>\$2,548,899</b>

Un borrador de la Enmienda Sustancial, incluido el Plan de Asignación HOME-ARPA, estará disponible para comentarios públicos a partir del 14 de febrero hasta el 13 de marzo de 2023. Se llevará a cabo una audiencia pública en el Centro de Convenciones Lone Star, San Jacinto Room 2, 9055 Airport Road en Conroe el 7 de marzo de 2023, de 5:30 p.m. a 7:00 p.m. con el fin de obtener comentarios públicos. Se aceptarán comentarios orales y escritos durante la audiencia pública. Se alienta al público a asistir a la audiencia pública y/o enviar comentarios por escrito a Montgomery County Community Development, 501 N. Thompson, Suite 200, Conroe, Texas 77301 o por correo electrónico a [CDBG.MCTX@MCTX.ORG](mailto:CDBG.MCTX@MCTX.ORG). Los comentarios se incorporarán al Plan de Asignación HOME-ARPA y se documentarán según corresponda.

Las personas que deseen ver el Plan de Acción Anual 2021 enmendado que contiene el Plan de Asignación HOME-ARPA pueden hacerlo en todas las bibliotecas y centros comunitarios del condado o en línea en: [https://mctx.org/departments/departments\\_a\\_-\\_c/community\\_development/public\\_notices.php](https://mctx.org/departments/departments_a_-_c/community_development/public_notices.php). El Tribunal de Comisarios del Condado de Montgomery tiene medidas sobre el borrador de la Enmienda Sustancial, que incluye el Plan de Asignación HOME-ARPA, en su reunión regular el 28 de marzo de 2023 a las 9:30 a.m. y presentará el plan aprobado a HUD antes del 31 de marzo de 2023.

Las personas con discapacidades visuales o auditivas u otras personas que requieran asistencia para acceder a servicios auxiliares, o personas que no hablen inglés / inglés limitado que requieran un intérprete, deben comunicarse con el Departamento de Desarrollo Comunitario al menos 24 horas antes de la reunión o para recibir asistencia con la accesibilidad a esta aviso.

El Condado de Montgomery apoya la igualdad y la equidad de oportunidades de vivienda y empleo.

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# Montgomery County, Texas

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## COMMUNITY DEVELOPMENT

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[Covid-19 CARES ACT \(departments/departments\\_a\\_-\\_c/community\\_development/covid-19\\_cares\\_act.php\)](#)



[Consolidated 5 Year Plans & Annual Action Plans \(departments/departments\\_a\\_-\\_c/community\\_development/action\\_plans.php\)](#)

[Consolidated Action Plan End of Year Report \(CAPER\) \(departments/departments\\_a\\_-\\_c/community\\_development/capers.php\)](#)

[MCCD Annual Budget \(departments/departments\\_a\\_-\\_c/community\\_development/budgets.php\)](#)

[Applications: CDBG, HOME & ESG Annual Grants \(departments/departments\\_a\\_-\\_c/community\\_development/applications.php\)](#)

[Montgomery County Fair Housing \(departments/departments\\_a\\_-\\_c/community\\_development/fair\\_housing.php\)](#)

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[Maps \(departments/departments\\_a\\_-\\_c/community\\_development/maps.php\)](#)

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# PUBLIC NOTICES

## Coming Soon

### FIVE-YEAR CONSOLIDATED PLAN PUBLIC NOTICE

**NEW!!** [DRAFT HOME-ARP PUBLIC NOTICE \(Montgomery Co TX HOME-ARP Plan for Display 02.14.23.pdf\)](#)

**NEW!!** [PUBLIC NEEDS MEETINGS- MARCH 6-MARCH 9 2023 \(MC Public Meeting for CAP flyer.pdf\)](#)

[GY23-FY24 CDBG, HOME, ESG APPLICATION NOTICE \(GY23-FY24 CDBG, HOME, ESG APPLICATION NOTICE.pdf\)](#)

[MULTI YEAR AMENDMENTS - PRESENTED 2023 \(PUBLIC NOTICE FOR MULTI YEAR AMENDMENTS PRESENTED 2023 - Final.pdf\)](#)

[AMENDED CITIZEN PARTICIPATION PLAN PUBLIC NOTICE & PLAN \(Public Notice and Montgomery County Citizen Participation Plan -Final Draft.pdf\)](#)

[GY21 FY22 CAPER PUBLIC NOTICE \(GY21 FY22 CAPER PUBLIC NOTICE \(Presented 2022\).pdf\)](#)

[2022 CDBG - ESG - HOME BUDGET PUBLIC NOTICE \(2022 CDBG ESG HOME Budget Public Notice Ad Revised 6.16.pdf\)](#)

[2022 CDBG - ESG - HOME GRANT PRESENTATION NOTICE \(GY22FY23 CDBG, HOME and HESG PUBLIC NOTICE.pdf\)](#)

[2022 CDBG - ESG - HOME APPLICATION NOTICE \(2022 CDBG, HOME, HESG APPLICATION NOTICE.pdf\)](#)

## MONTGOMERY COUNTY COMMISSIONERS COURT

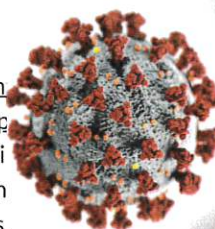
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We apologize for the issues experienced this morni  
archive of today's meeting will be up this afternoon

[Click here for archives. \(departments/departmen](#)  
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<https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

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## System Opportunities

Fort Bend County HOME-ARP Allocation Plan



City of Conroe & Montgomery County



City of Houston & Harris County



Montgomery County HOME-ARP Allocation Plan



City of Pasadena



The Montgomery County Community Development Department administers funding for federal housing programs for the County, including but not limited to CDBG, ESG, HOME, and ADPR. [Click here](#) to learn more.

### HOME-ARP Information:

The U.S. Department of Housing and Urban Development (HUD) has notified Montgomery County that it has been allocated \$2,545,899.00 in HOME-ARP Program funds.

In order to receive the HOME-ARP grant, the County is required to submit a HOME-ARP Allocation Plan to HUD for review. The HOME-ARP Allocation Plan must describe how the County intends to distribute its HOME-ARP funds, including how it will use these funds to address the needs of HOME-ARP qualifying populations. Please use the links below to learn more.

- [DRAFT: Montgomery County HOME-ARP Allocation Plan](#)

The County is currently accepting comments/feedback on the DRAFT HOME-ARP Allocation Plan. Please send your comments/feedback to Erica Dodson at [Erica.Dodson@montco.org](mailto:Erica.Dodson@montco.org).



**From:** CDBG  
**To:** CDBG  
**Cc:** Ansley, Rebecca; Vance, Amanda; Dodson, Erica  
**Bcc:** "sean@isidores.org"; "accessbuildschildren@gmail.com"; "kristen.perkins@allearscenter.org"; "jean.radach@angelreach.org"; "angel@beanangel.org"; "mfuqua@blazerbuilding.com"; "vinced@boysandgirlscountry.org"; "Nancy.Pascoe@bvcog.org"; "amy@bridgewoodfarms.org"; "donjohnson@campusofhopeonline.org"; "rw2619@msn.com"; "csouthern@homelesshouston.org"; "mahayles@cmcmi.org"; "cmcmiorg@gmail.com"; "info@cpmckids.org"; "luke.redus@compassionunited.us"; "helenkay75@yahoo.com"; "newbirthdenise@gmail.com"; "Info@CASASpeaks4Kids.com"; "info@creativeoutreach.com"; "info@depelchin.org"; "eaglesnestconroe@hotmail.com"; "EHough@eastersealshouston.org"; "aaronc@elevate61.org"; "esc@eschouston.org"; "marilyn@familypromiseofmc.org"; "info@familytimeccc.org"; "mvitek@sjgs.org"; "Mtoriola@thetoriolagroup.com"; "vicki@habitatmctx.org"; "csotelo@habitatmctx.org"; "handsofjustice107.14@gmail.com"; "harrcmministries@yahoo.com"; "evalladares@haamministries.org"; "innerfaithdisciplehouse.tx@gmail.com"; "ashley@inspirationranch.org"; "mherndon@woodlandsinterfaith.org"; "mkennedy@rettsyndrome.org"; "president@iltw.org"; "info@keepusfedmoco.org"; "laran@kidsmealsinc.org"; "denis@kineticproduct.com"; "sarah@lmctx.org"; "sonia@soniarodriguezministries.org"; "LHyatt@lonestarlegal.org"; "rebecca@counselingcentermoco.com"; "summer@mowmc.org"; "mhrcpheath@aol.com"; "pdickson@missionne.org"; "victoria.constance@childrenssafeharbor.org"; "tamara@cac-mctx.org"; "Jmartineau@mccfoundation.org"; "krifaat@mcfoodbank.org"; "info@mcfoodbank.org"; "kmarlow@mcfoodbank.org"; "mpainter@mcfoodbank.org"; "bbag752@yahoo.com"; "info@montgomerycountyha.org"; "ra@montgomerycountyHA.org"; "mcnaacp@consolidated.net"; "mmillerprejean@conroeisd.net"; "jessicaw@mcwctx.org"; "jeddicaw@mcwctx.org"; "penny.wilson@youthmc.org"; "resources@mosaicsofmercy.com"; "jennifer@mosaicsofmercy.com"; "info@ncnewhorizons.org"; "eva.aguirre@newdanville.org"; "naminfo@namonline.org"; "nicole@oacares.org"; "info@projectbeacontx.com"; "rabahcommunitydevelopment@gmail.com"; "j.leal@remindsupport.org"; "james.guzman@uss.salvationarmy.org"; "president@svdpconroe.org"; "info@svdpconroe.org"; "becky@societyofsamaritans.org"; "info@societyofsamaritans.org"; "lsmith@specialangels.org"; "info@sohmission.org"; "sullivanhelpcenter@yahoo.com"; "taminacommunitycenter@yahoo.com"; "theGSMhtx@gmail.com"; "amy@thewoodlandscharities.org"; "info@thewoodlandsgreen.org"; "LionsClubWoodlands@gmail.com"; "timikas@tomagwa.org"; "info@tomballpregnancy.com"; "EvanR@tcbhc.org"; "WNokes@VOATX.ORG"; "donna.glass@gctcw.org"; "info@wesleyhousehouston.org"; "info@wohad.org"; "Iracheta, Josie"; "reception@refugecounselingcenters.com"; "ShirleyU@tcbhc.org"; "vetsvc@mctx.org"

**Subject:** HOME-ARP Allocation Plan Draft Available for Review  
**Date:** Tuesday, February 14, 2023 3:26:00 PM  
**Attachments:** [Montgomery Co TX HOME-ARP Plan for Display 02.14.23.pdf](#)

Good afternoon-

The HOME-ARP Allocation Plan Draft has been posted to our website and is available for your review by clicking here - [https://cms1files.revize.com/montgomerycountytx/Montgomery%20Co%20TX\\_HOME-ARP%20Plan%20for%20Display\\_02.14.23.pdf](https://cms1files.revize.com/montgomerycountytx/Montgomery%20Co%20TX_HOME-ARP%20Plan%20for%20Display_02.14.23.pdf)

I have also attached a PDF version to this email.

Thanks for your time and participation-we are looking forward to your input!

Sincerely,

Montgomery County Community Development



Montgomery County  
*Community*  
DEVELOPMENT

501 N. Thompson, Suite 200, Conroe, Texas 77301  
Phone: 936-538-8060



## Dow, Wendy

---

**From:** Dow, Wendy  
**Sent:** Tuesday, February 14, 2023 2:15 PM  
**To:** Library Branch Managers  
**Subject:** Public Notice Posting Request - DRAFT HOME-ARP  
**Attachments:** HOME-ARP Public Notice.pdf; Draft HOME-ARP Plan for Public Viewing.pdf

Tracking:	Recipient	Delivery
	Library Branch Managers	
	Lynn.DeLeon@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Natasha.Benway@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Raye.Morello@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Tina.Russell@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Elaine.Taylor@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	rhea.young@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Matthew.Wilson@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Jennifer.Wigle@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Cynthia.Dieden@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Deana.Willerth@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Amber.Fritschel@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Laci.Martinez@countylibrary.org	Delivered: 2/14/2023 2:15 PM
	Jennifer.Austin@countylibrary.org	Delivered: 2/14/2023 2:15 PM

Please place the attached Public Notice – **DRAFT HOME-ARP** in a place in the following Libraries where the public can easily view.

### Post beginning February 14, 2023 and the notice may be removed after March 13, 2023

- Central Library - Conroe, TX
- Charles B. Stewart-West Branch Library - Montgomery, TX
- George & Cynthia Woods Mitchell Library - The Woodlands, TX
- Malcolm Purvis Library - Magnolia, TX
- R. B. Tullis Branch Library - New Caney, TX
- R. F. Meador Branch Library - Willis, TX
- South Regional Library - The Woodlands, TX

If anyone is requesting to view the draft plan, I have attached a digital copy, or if a paper version is requested, please have them reach out to me directly and I will help them.

As always, thank you for your assistance.

Sincerely,

Wendy Dow

Wendy M. Dow  
Administrative Manager  
E: [Wendy.Dow@mctx.org](mailto:Wendy.Dow@mctx.org)  
P: 936.442.7753



Montgomery County  
*Community*  
DEVELOPMENT

501 N. Thompson St., Suite 200  
Conroe, TX 77301

**Vance, Amanda**

---

**From:** Caybryn Southern <csouthern@homelesshouston.org>  
**Sent:** Friday, February 17, 2023 3:07 PM  
**To:** Ansley, Rebecca; Vance, Amanda; Dodson, Erica  
**Cc:** Zenoria Abdalla  
**Subject:** [External] FW: The Way Home Monthly Newsletter

**CAUTION: This email originated from outside of Montgomery County, Texas! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!**

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Hi Ladies,

Here is another item to document for your records; this just went out to CoC partners at 3 pm.

If you have not yet signed up for the CoC Connection, please [click here](#). You may have to check your spam folder as sometimes this gets routed there until we're marked as a safe sender.

Have a good weekend.

---

**Caybryn Southern**

She/Her/Hers ([What's this?](#))

Manager of Strategic Planning (CoC)

[Coalition for the Homeless](#), Lead Agency to [The Way Home Continuum of Care](#)

[csouthern@homelesshouston.org](mailto:csouthern@homelesshouston.org)

Office: (832)531-6028


2000 Crawford St, Suite 700, Houston, TX 77002

Facebook: [/CFTHHouston](#) | [/TheWayHomeHOU](#) | Twitter: [@homelessHOU](#)



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**From:** Coalition for the Homeless of Houston/Harris County <csouthern@homelesshouston.ccsend.com> **On Behalf Of** Coalition for the Homeless of Houston/Harris County  
**Sent:** Friday, February 17, 2023 3:01 PM  
**To:** Caybryn Southern <csouthern@homelesshouston.org>  
**Subject:** The Way Home Monthly Newsletter

**[WARNING: You will not receive this notification on any email sent by a CFTH staff member.]** This email is an external email. Be careful before clicking on links or opening any attachments.. 



## CoC Connection - February 2023

**Thank you for reading the monthly newsletter for partners of The Way Home!**

Read on for updates about our homeless response system, resources and trainings for agency staff, and news about homelessness in our community.

**CoC Info**

**Client Resources**

**In the News**

**Thank you 2023 Annual Homeless Count & Survey Volunteers!**

## 2023 ANNUAL HOMELESS COUNT & SURVEY

**3**

Days

**450+**

Volunteers

**75+**

Partner Organizations

**3,171**

Square Miles Over  
Our CoC Region

Your commitment to this process and The Way Home is very much appreciated. Thank you for your time and hard work.

[Learn More](#)

### Coordinated Access Training: **Coordinate Access 101**

**About:** This training will provide a basic overview of what Coordinated Access (CA) is, how it works, and how to connect people to it to begin the process towards housing.

**Who should attend?** People and agencies looking to learn more about the Coordinated Access System - **Must attend The Way Home Onboarding before registering for this training.**





**Date:** Thursday, February 23, 2023

**Time:** 10:30 a.m. -12:00 p.m.

For more information or questions about this training, contact TH Coalition for the Homeless Training team at [TWHtraining@homelesshouston.org](mailto:TWHtraining@homelesshouston.org).

**Register Here**

## Coordinated Access Training:

### Pre-Navigation 101



**About:** This training will provide a basic overview of what documents clients need to progress through the Coordinated Access (CA) process and how to better assist and support their clients to speed up the housing navigation process through "pre-navigation" work.

**Who should attend?** People and agencies looking to learn more about the Coordinated Access System. **- Must attend The Way Home Onboarding before registering for this training.**

**Register Here**

**Date:** Tuesday, February 28, 2023

[Portal](#) located on the Coal website.

## United Way: **Advocacy and Lobbying**



United Way of Greater Houston

[Register Here](#)

The Fundamentals of Nonprofit Advocacy What Nonprofits Need to Know About Lobbying in Texas

**About the training:** Nonprofits can safely and legally engage in federal and state-level advocacy and lobbying work. When doing so, they need to understand what rules apply to their lobbying activities under federal and state law.

**Date:** Tuesday, March 14, 2023

**Time:** 9:00 – 11:00 a.m.

**Location:** United Way Community Resource Center

**Registration fee:** \$40



[Register Here](#)

## **The Way Home Onboarding**

This onboarding training is designed to help staff of [The Way Home](#) partner agencies develop an understanding of the CoC program HUD program guidelines, and learn about our current initiatives to end and prevent homelessness throughout our region.

**Meeting Date:** Wednesday, March 15, 2023

**Meeting Time:** 2- 4 p.m. - VIRTUAL Registration is required.



For more information about The Way Home, visit [The Way Home Partner Portal](#) located on the Coalition's website.

## Montgomery County: **HOME-ARP Allocation Plan Draft**



[Learn More](#)

The **U.S. Department of Housing and Urban Development** (HUD) has notified Montgomery County that it has been allocated \$2,548,899.00 in HOME-ARP Program funds.

In order to receive the HOME-ARP grant, the County is required to submit a HOME-ARP Allocation Plan to HUD for review. The HOME-ARP Allocation Plan must describe how the County intends to distribute its HOME-ARP funds, including how it will use these funds to

address the needs of HOME-ARP qualifying populations. Please use the information below to learn more.

- **DRAFT: Montgomery County HOME-ARP Allocation Plan**

The County is currently accepting comments/feedback on the **DRAFT HOME-ARP Allocation Plan**. Please send your comments/feedback to Erica Dodson at [Erica.Dodson@mctx.org](mailto:Erica.Dodson@mctx.org).

## Montgomery County: **Stakeholder Sessions**

Join the Montgomery County, TX Community Development Department from **Monday, March 6, 2023 - Thursday, March 9, 2023** for their Stakeholder Sessions!

**Montgomery County, TX**  
Community Development Department

Questions? Contact Erica Dodson, [Erica.Dodson@mctx.org](mailto:Erica.Dodson@mctx.org)

**Analysis of Impediments to Fair Housing Choice**   **Annual Action Plan**   **Five-Year Consolidated Plan**

**Stakeholder Sessions & Public Meetings:**

**Monday, March 6, 2023** ..... Location: East MC Community Center, Monte Carlo Conference Room, 3400 1st Street, Springdale, TX 77227  
Public Meeting (Precinct 4) - 5:30 P.M. to 7:00 P.M.

**Tuesday, March 7, 2023** ..... Location: Lone Star Convention Center, San Jacinto 3 Room, 3055 Airport Rd., Conroe, TX 77385  
Session 1: Affordable Housing - 8:30 A.M. to 9:45 A.M.  
Session 2: Needs of Persons with Disabilities - 10:00 A.M. to 11:15 A.M.  
Session 3: Economic Development & Workforce Development - 2:30 P.M. to 3:45 P.M.  
Public Hearing (HOME-ASP Plan) combined with Public Meeting (Precinct 1) - 5:30 P.M. to 7:00 P.M.

**Wednesday, March 8, 2023** ..... Location: Lone Star Convention Center, San Jacinto 3 Room, 3055 Airport Rd., Conroe, TX 77385  
Session 4: Fair Housing Advocates - 1:00 P.M. to 2:15 P.M.  
Session 5: Developers & Builders - 2:30 P.M. to 3:45 P.M.  
Public Meeting (Precinct 2) - 5:30 P.M. to 7:00 P.M.

**Thursday, March 9, 2023** ..... Location: George & Cynthia Woods Mitchell Library, 8123 Ashburn Way, The Woodlands, TX 77382  
Session 6: County Department Directors - 10:00 A.M. to 11:15 A.M.  
Session 7: Public Housing Authority - 1:00 P.M. to 2:15 P.M.  
Public Meeting (Precinct 3) - 5:30 P.M. to 7:00 P.M.

Your input is important! Please click the link or scan the QR Code to take the 10-minute survey.  
English: <https://www.surveymonkey.com/r/MontgomeryCPAI>  
Español: <https://es.surveymonkey.com/r/MontgomeryCPAI-5>

English   Español



## Topics of Discussion Include:

- Analysis of Impediments to Fair Housing Choice
- Montgomery County Annual Action Plan
- **Montgomery County Five - Year Consolidated**

**Who should attend?** Stakeholder Sessions are only intended for The Way Home Partners that serve individuals experiencing homelessness in Montgomery County, TX.

For any questions contact Erica Dodson, [Erica.Dodson@mctx.org](mailto:Erica.Dodson@mctx.org).

**Learn More**

Montgomery County  
Community Development

**ANNUAL CDBG/HOME/HESG GRANT APPLICATIONS**




Eligible Entities:  
Non-profits operating for at least 1 year

[www.mctx.org](http://www.mctx.org)

**ALL PROPOSALS ARE DUE:**  
**Friday, March 31, 2023**  
**at 3:30pm**

All applicants must submit one original application packet to MCCD.  
No late applications will be accepted.

CDBG	HOME	HESG
<b>Community Development Block Grant</b> Projects must benefit Montgomery County Residents ONLY. Available programs include, but are not limited to: ✓ Capital Projects ✓ Renovation of Clood Buildings ✓ Social Services ✓ Housing Assistance ✓ Public Services ✓ Homeowner Rehabilitation	<b>HOME Investment Partnerships</b> Projects must benefit Montgomery County Residents ONLY. Available programs include, but are not limited to: ✓ Home-buyer Assistance ✓ Rental Housing Activities ✓ Community Housing ✓ Development Organizations ✓ Tenant-Based Rental Assistance ✓ Homeowner Rehabilitation	<b>Emergency Solutions Grant</b> Projects must benefit Montgomery County Residents ONLY. Available programs include, but are not limited to: ✓ Homeless Services ✓ Shelter ✓ Outreach ✓ Homeless Prevention ✓ Rapid Re-Housing

 (936) 534-6060   
  901 W. Thompson St. Ste 200  
Cypress, TX 77331   
  [CDBG.MCTX@MCTX.ORG](mailto:CDBG.MCTX@MCTX.ORG)

## Montgomery County: Annual CDBG/HOME/HI Grant Applications

Montgomery County, TX is currently taking applications for the following grants:

- Community Development Block Grant
- HOME Investment Partnerships
- Emergency Solutions Grant

Non-profits operating for at least 1 year are eligible to apply.

**Learn More**

All application must be submitted by Friday, March 31, 2023 by 3:30 p.m. All applicants must submit one original application packet to MCCD. No late applications will be accepted.

## Dow, Wendy

---

**From:** Dow, Wendy  
**Sent:** Tuesday, February 14, 2023 2:20 PM  
**To:** Hensley, Carla; Montgomery, Rae; Moore, Joanne; Behnken, Rhonda  
**Subject:** COMMUNITY CENTER PUBLIC NOTICE POSTING REQUEST: DRAFT HOME-ARP  
**Attachments:** HOME-ARP Public Notice.pdf; Draft HOME-ARP Plan for Public Viewing.pdf

Please place the attached Public Notice – **DRAFT HOME-ARP** in a place in the following Community Centers where the public can easily view.

**Post beginning February 14, 2023 and the noticed may be removed after March 13, 2023.**

- North Montgomery County Community Center
- Lone Star Montgomery Community Center
- West Montgomery County Community Center
- East Montgomery County Community Center

If anyone is requesting to view the draft plan, I have attached a digital copy, or if a paper version is requested, please have them reach out to me directly and I will help them.

As always, thank you for your assistance.

Sincerely,

Wendy Dow

**Wendy M. Dow**  
Administrative Manager  
E: [Wendy.Dow@mctx.org](mailto:Wendy.Dow@mctx.org)  
P: 936.442.7753







## Manage Page

Montgomery County Community  
Development

Professional dashboard

Insights

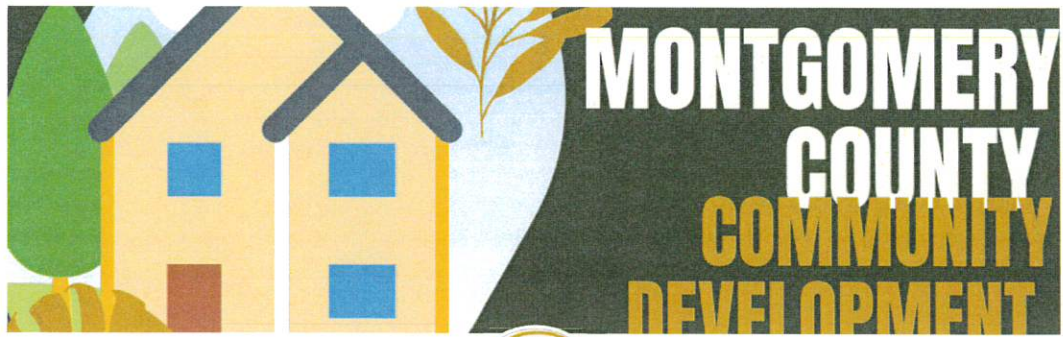
Ad Center

Create ads

Settings

More tools

Meta Business Suite



Edit cover photo

## Montgomery County Community Development

773 followers · 112 following



Create ads Manage Edit

Posts About Mentions Reviews Followers Photos More

### Intro

501 North Thompson, Suite 200 Conroe, Texas 77301

Edit bio

Page Government organization

501 N. Thompson, Suite 200, Conroe, TX, United States, Texas

+1 936-538-8060

CDBG.MCTX@MCTX.ORG

mctx.org

Promote Website

Not yet rated (0 Reviews)

Edit details

Add hobbies



What's on your mind?

Live video

Photo/video

Reel

### Featured

People won't see this unless you pin something.

Manage

### Posts

Filters

Manage posts

List view

Grid view



Montgomery County Community Development

Published by Montgomery McGovern · 4m ·

\*\*\*\*\*FOR PUBLIC NOTICE\*\*\*\*\*

A PUBLIC HEARING AND A PUBLIC COMMENT PERIOD WILL BE HELD TO OBTAIN COMMENTS ON THE 2021 ANNUAL ACTION PLAN AMERICAN RESCUE PLAN SUBSTANTIAL AMENDMENT. Please click the following link to view the Draft HOME-ARP Allocation Plan [https://cms1files.revize.com/\\_/Montgomery%20Co%20TX...](https://cms1files.revize.com/_/Montgomery%20Co%20TX...)



**Montgomery County, TX**  
Community Development Department

Join us!

## PUBLIC HEARING HOME-ARP Allocation Plan

March 7, 2023

Time: 5:30pm - 7:00pm

Location: Lone Star Convention  
Center, San Jacinto 2 Room

9055 Airport Road

Conroe, TX 77303

A copy of the Draft HOME-ARP Allocation Plan can be  
viewed here:

[https://cms1files.revize.com/montgomerycountytexas/Montgomery%20Co%20TX\\_HOME-ARP%20Plan%20for%20Display\\_02.14.23.pdf](https://cms1files.revize.com/montgomerycountytexas/Montgomery%20Co%20TX_HOME-ARP%20Plan%20for%20Display_02.14.23.pdf)

Questions? Contact Erica Dodson, [Erica.Dodson@mctx.org](mailto:Erica.Dodson@mctx.org)

See insights and ads

Boost post

Like


Comment

Share

### Photos

See all photos






## HOME-ARP ALLOCATION PLAN MONTGOMERY COUNTY, TX

PUBLIC HEARING

MARCH 7, 2023  
5:30 – 7:00 PM  
LONE STAR CONVENTION CENTER  
SAN JACINTO 2 ROOM  
9055 AIRPORT ROAD

1



### THE HOME- AMERICAN RESCUE PLAN (ARP)

Provides \$5 billion of supplemental HOME funds:

- To assist individuals or households who are homeless, at risk of homelessness and other vulnerable populations
- By providing housing, rental assistance, supportive services and/or non-congregate shelter

**Montgomery County is receiving  
\$2,548,899**

2

## PRIORITY NEEDS IDENTIFIED

- Affordable rental housing for 0-30% AMI households
- Emergency shelter expansion for those fleeing domestic violence, sexual assault, dating violence and human trafficking
- Affordable rental housing for those fleeing domestic violence, sexual assault, dating violence and human trafficking
- Permanent Supportive Housing
- Rapid Rehousing units
- Increased investment in supportive services

3

## PROPOSED BUDGET

Eligible Activities	Funding Amount Proposed
Supportive Services	\$ 823,899
Acquisition/Development of Non-Congregate Shelter	\$ 1,500,000
Tenant-Based Rental Assistance	---
Development of Affordable Rental Housing	---
Non-Profit Operating	---
Non-Profit Capacity Building	---
Planning & Administration	\$ 225,000
<b>Total</b>	<b>\$ 2,548,899</b>

4



## NEXT STEPS

All comments from tonight's public hearing will be included in the plan submitted to HUD

Montgomery County anticipates submitting the plan to HUD on or before March 31, 2023

Questions? Contact Erica Dodson at [Erica.Dodson@mctx.org](mailto:Erica.Dodson@mctx.org)

## Montgomery County, TX HOME-ARP Public Hearing

Lone Star Convention Center  
9055 Airport Road, San Jacinto Room 2, Conroe, TX  
March 7, 2023  
5:30 PM to 5:50 PM

The public hearing was opened at 5:30 pm by Rebecca Ansley, Director of the Montgomery County Grants & Community Development Department. After a brief introduction, Marjorie Willow of Mullin & Lonergan Associates presented an overview of the HOME-ARP program, including a summary of the County's proposed budget and selected activities.

Questions and comments were taken. The following comments were made by those in attendance:

- An individual stated he was starting a new nonprofit organization to serve LMI veterans and first responders and asked if the HOME-ARP program could assist their needs.  
*Response: the County's proposed budget includes funding for (1) a non-congregate shelter for individuals and families fleeing or attempting to flee domestic violence and (2) supportive services accessible to all HOME-ARP qualifying populations.*
- There is a shortage of safe and decent affordable housing in the community.
- Wages aren't keeping up with the cost of living.
- Some landlords won't accept rental assistance from tenants applying for their units.
- It's difficult to obtain Housing Choice Vouchers.
- Funding is always a challenge.

There being no other questions or comments, the public hearing was closed at 5:50 pm.