

IN THE MATTER OF TRANSFERRING OF BUDGET SURPLUS OF FORT BEND COUNTY  
**FOR THE YEAR 2023**

On this the 28th day of February 2023, the Commissioners' Court, with the following members being present:

KP George	-	County Judge
Vincent Morales	-	Commissioner Precinct #1
Grady Prestage	-	Commissioner Precinct #2
Andy Meyers	-	Commissioner Precinct #3
Dexter L. McCoy	-	Commissioner Precinct #4

The following proceedings were had, to-wit,

THAT WHEREAS, theretofore, on September 13, 2022, the Court heard and approved the budget for the year 2023 for Fort Bend County; and  
WHEREAS, on proper application, the Commissioners' Court has transferred an existing budget surplus to a budget of a similar kind and fund. The transfer does not increase the total of the budget.

The following transfers to said budget are hereby authorized:

Department Name: American Rescue Plan Act Accounting Unit: 990409999

**TRANSFER TO:**

ACCOUNT NAME	ACCOUNT NUMBER	AMOUNT
ARPA-Affordable Housing	TBD	\$ 8,000,000
TOTAL TRANSFERRED TO:		\$ 8,000,000

**TRANSFER FROM:**

ACCOUNT NAME	ACCOUNT NUMBER	AMOUNT
Brazos River Erosion	ARPA-PI PBRAZ	\$ 1,453,750
EMS Facilities	ARPA-PI 40275	\$ 386,500
CIP Contingency	ARPA-CIP 32600	\$ 773,140
Economic Development & Recovery	ARPA-EDR Y2023	\$ 1,000,000
Rural Broadband Expansion	ARPA-PA 32430	\$ 4,386,610
TOTAL TRANSFERRED FROM:		\$ 8,000,000

**EXPLANATION:**

Amernd the American Rescue Plan Act budget for Fort Bend County Affordable Housting proposal (see attached)

Department Head:

Pamela Gubels

Date:

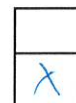
2/22/2023

\*\*\* USE WHOLE DOLLAR AMOUNTS ONLY \*\*\*

THE COUNTY OF FORT BEND

BY:

KP George, County Judge



GL Transfer

AC Transfer

# FORT BEND COUNTY AFFORDABLE HOUSING PROPOSAL

## REQUEST TO FORT BEND COUNTY:

ARPA: \$8M

ERA 2: \$2M

HOME ARP: \$3M

**TOTAL ALL SOURCES: \$13M**

## ABSTRACT:

A proposal for a phased housing solution for Fort Bend County.

Fort Bend County has long been a migration point for families due to great schools, access to employment, and overall livability. The challenge is the limited supply of affordable housing in our communities. This proposal focuses on multiple types of supportive services to include a centralized resource center, permanent supportive housing, income based and market rate apartments, multi-family complexes, and single-family homes. The planning and development of this proposal focused on the overall goal to provide the resources to address the complex needs of vulnerable populations including youth aging out of foster care, single parents/grandparents with children, survivors of domestic violence and their children, the working poor, and young adults pursuing workforce certifications and higher education.

**COMMUNITY NEEDS:** The longevity of the pandemic followed by skyrocketing inflation has created an increase in the number of households that are struggling financially and unable to make ends meet. In Fort Bend County, income has grown by about 7% in the past decade compared to 15% for the nation and 21% for Texas. According to Fort Bend ISD, 9.4 percent of Fort Bend residents under 18 live in poverty.

According to Understanding Houston, “In Fort Bend County, nearly one in five renters spend more than half of their income on housing alone. For Fort Bend renters with stagnant wages who face soaring rents, the cost of achieving the American dream has increasingly become practically unachievable.”

In 2022, County Health Rankings found that the Fair Market Rent (FMR) is \$1,208 in Fort Bend County, whereas, across Texas, the average FMR is \$1,172. In addition, 32% of survey respondents and 55% of key informants said that affordable housing is a resource/service that is missing in Fort Bend County.

From the 2021 Point in Time Count completed by the Coalition for the Homeless, approximately 12 unsheltered individuals in Fort Bend County on January 19, 2021. However, the challenge in gaining a true count of homeless and housing vulnerable families in Fort Bend is that the Coalition

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for the Homeless doesn't count "sheltered" homeless - those in hotels/motels, couch surfing or utilizing vouchers. They only count "unsheltered" homeless. This means that most of the homeless in Fort Bend County are hidden and are not included in the continuum's data. This skews the data that the Fort Bend non-profits use to demonstrate the need in our community and excludes the majority of the families that we serve.

For the total count, which includes Harris, Montgomery and Fort Bend County, the vast majority of those experiencing homelessness were Black/African American (56%) or white (40%). A higher percentage of whites were found in the unsheltered population than in the sheltered population. Persons interviewed were asked if they considered themselves Hispanic and approximately one in seven did.

The following outlines the number of sheltered and unsheltered young adults (ages 18-24 years) experiencing homelessness. These are further divided into unaccompanied young adults and parenting young adults. All parenting young adults were sheltered, with 30 children under the age of 18 years in these parenting young adult households. Of the 102 unaccompanied young adults (18-24 years) who were in emergency shelter, nine (9%) were classified as chronically homeless while 4 out of 47 unsheltered unaccompanied young adults were so classified (8.5%).

Fort Bend County	2022	2021	2020	2019	2018
Youth Aging Out of Foster Care/Emancipation	10	12	15	12	5
Total Youth in Conservatorship (0-17)	167	179	232	267	305
Youth with a Permanency Goal of Independent Living or Alternative Long-term Living Arrangement	22	40	66	48	42

- Fiscal Year for DFPS Reporting is September 1 – August 31.
- Source: [https://www.dfps.texas.gov/About\\_DFPS/Data\\_Book/Child\\_Protective\\_Services/Conservatorship/Exits.asp](https://www.dfps.texas.gov/About_DFPS/Data_Book/Child_Protective_Services/Conservatorship/Exits.asp)
- Alternative Long-Term Living Arrangements can be Community Care (specifically used for the IDD Community or group homes for mental health support)

In addition, Lamar Consolidated ISD identified 677 homeless students in the 2021-2022 school year. Fort Bend ISD:

	Homeless	Unaccompanied
2021	943	258
2022 (as of 11/17/2022)	803	193

More families have a need to access affordable housing and the inventory of this housing in Fort Bend County is critically low. Demand dramatically outreaches supply.

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**PLANNING PROCESS:** Over the course of several months, a group of community leaders with expertise on housing, community engagement and funding was formed to explore the existing landscape of housing for the working poor, youth, single parents and other vulnerable populations. The group also investigated various models with demonstrated success in other communities, with an aim to bring together a phased, master plan approach to develop safe, affordable housing to serve our community.

**PARTNERS:** The workgroup currently consists of the following.

- Abigail's Place
- Attack Poverty
- Fort Bend County Community Development
- Fort Bend Family Promise
- Fort Bend Women's Center
- The Henderson-Wessendorff Foundation
- Hope Impacts
- Parks Youth Ranch
- The George Foundation
- TSTC Fort Bend

Additional critical partners to include in the long-term planning process will include clients/community members, local faith congregations, Fort Bend Habitat for Humanity, Rosenberg Housing Authority, HomeAid Houston (charitable arm of the Greater Houston Homebuilders Association), various affordable housing experts and developers and additional funders.

**SITE:** While a specific tract of land has not yet been identified for the project, the consensus is the project should be developed in a high need area of Fort Bend in order to reach the most vulnerable populations. The housing site should be accessible to social, recreational, education, commercial and health facilities. In addition, the ideal tract would be in close proximity to a broad array of amenities to ensure residents have access to an ideal environment in which to grow and thrive:

- Community-based services
- Employment opportunities
- Childcare centers
- Schools
- Grocery store and other retail
- Houses of worship
- Parks and green space
- Financial Institutions

## FORT BEND COUNTY AFFORDABLE HOUSING PROPOSAL

**PROPOSED PROJECT:** The housing workgroup has conducted preliminary research and has developed a phased approach to maximize the use of available public and private sector funds toward affordable housing efforts. The master plan addresses many types of housing needs along the continuum: emergency shelter, transitional housing, permanent supportive housing, supervised independent living, and independent affordable housing, including homeownership.

Emergency Shelter	Transitional Housing	Community Housing	Affordable Rental Housing	Affordable Homeownership
<ul style="list-style-type: none"><li>•Overnight &amp; short-term (less than 3 month) shelter</li><li>•Crisis shelter for special populations (youth, those fleeing domestic violence, individuals with severe behavioral health issues)</li></ul>	<ul style="list-style-type: none"><li>•3-12 months housing</li><li>•Includes services to transition client to longer-term housing</li></ul>	<ul style="list-style-type: none"><li>•Supervised Independent Living for Youth Aging Out of Foster Care</li><li>•Supportive Permanent Housing for Residents with Major Health/Behavioral Health Needs</li></ul>	<ul style="list-style-type: none"><li>•Residents spend no more than 30% of pre-tax income on housing</li><li>•Can be structured as rentals of duplex, triplex, 8-plex</li><li>•Scale up with multi-family (apartment) housing</li></ul>	<ul style="list-style-type: none"><li>•Construction of new units or purchase pre-existing inventory (single family, multi-plex)</li><li>•Include homebuyer education, down payment assistance programs</li></ul>

The plan also addresses the complex needs of vulnerable populations including youth aging out of foster care, single parents/grandparents with children, survivors of domestic violence and their children, the working poor, and young adults pursuing workforce certifications and higher education. Integration of wraparound supports – from prevention to intervention to aftercare – is embedded in the programming model for the master plan.

### PHASES / TIMELINE / COST ESTIMATES:

#### Phase 1: Short-term (1-2 years)

**Total Costs: \$1.9M (Excluding land purchase, if needed)**

Family Resource Center: \$1.5M; \$1M for facility + \$500K for 1.5 yrs. navigation services

*Short Term Impact: 100 families over 1<sup>st</sup> year.*

Walk-up services are available for any individual or family seeking resources to stabilize their housing situation. Those who are experiencing a myriad of barriers, including the need for basic needs, parenting support, childcare services, employment/training and more.

- These services include navigation specialists
- Resource center to serve as a hub for community services
- Co-location of staff from different agencies to provide wraparound services onsite

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Street Outreach: \$150,000 in supportive services and implementation over 1-2 years

*Short Term Impact: 200 individuals over 2 years*

The Street Outreach program is the first step in the continuum of housing services. Street Outreach serves runaway, homeless, street-dependent, and at-risk youth and young adults with an array of services focused on reducing the risks of street life. When youth come to Street Outreach at any partner location, staff members partner with each client to identify and address their basic needs. These requests include food, clothing, shelter, hygiene supplies, and often just someone to listen to them.

Diversion: \$37,500; average of \$1,000/family to provide support with the family covering the remaining balance with an additional \$250/family for housing navigation and full case management expenses

*30 families impacted annually*

The Diversion Program is designed to divert youth and families from homelessness and intensive housing services. The program connects youth and families to supportive services and, if needed, financial assistance to allow them to stabilize their housing crisis, stay connected to current systems of support, and build permanent connections to ensure long-term stability. Families can divert from homelessness and regain their housing expeditiously through financial support for the first month's rent and/or deposits, enabling them to move rapidly into affordable housing. Diversion programs stop recidivism by stabilizing clients who are in danger of eviction due to late payments. Through resource referrals, landlord mediation, rental assistance and employment, we are able to prevent many of these families from experiencing the trauma of homelessness.

Transportation Program - Project BUS (Bridging Us to Services): TBD in partnership with Fort Bend Transit

Project Fort Bend **B.U.S (Bridging Us to Services)** is a new/enhanced transportation service to be implemented with the help of a transportation agency to be able to provide a regularly scheduled, no charge (or discounted charge) transportation service that we, as a collaborative, provide services for economically disadvantaged clients within our community.

The collaborative would like to model this program to help low-income Fort Bend County residents to travel to and from organizations that provide essential services, such as meals, shelter, health care, social services etc. Houston/Harris County has a successful model of this type of transportation service titled "Project Access." See the following link: <https://www.homeless-healthcare.org/project-access>. This project will address transportation barriers for the population and community we collaboratively serve.

### **Phase 2: Mid-term (2-3 years)**

**Total Cost: \$7.3M (excluding land purchase, if needed)**



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### Transitional Housing: \$4M

*100-120 families impacted*

New Construction of an 8-plex Housing Complex: \$1M (construction only)

- Initial housing stock to support housing gaps in order to provide permanent housing for individuals in the county
- Serve as an example for the next phase of larger housing stock options
- This portion may require land acquisition if current land is not available or donated
- 8 families impacted – long term.

### Permanent Single-Family Housing: \$1M

*5 families impacted*

New Construction of 5 Single-Family Homes: \$1M (\$200K per home)

- Partner with local housing development agencies
- Placement of local households deemed able to maintain home ownership
- Provide homeownership education
- Qualify clients for down payment assistance and interest rate reduction programs

### Permanent Supportive Housing (PSH) – \$5M +

New Construction of a 40 Unit Housing Complex: \$5M (construction only)

*40 – 60 Families per year     30-60 Opportunity Youth per year*

PSH provides on-site case management and Independent Living Skills classes to young adults for as long as they are residents of the apartments. Clients work one-on-one with a case manager on goals that include maintaining their apartments, independent living skills, education, employment, and budgeting. The Apartment campus offers its tenants affordable housing, extensive support services, and immediate access to higher education. The project consists of 40 units, which range from efficiencies to two-bedroom apartments, and supports 45 to 60 individuals/families per year, who are at 30-50% of the Area Median Income (AMI).

Fifteen units of the project also provide Permanent Supportive Housing for Parks Youth Ranch clients, who include homeless or former foster care youth, ages 18-24. Must be 24 or younger.

### Youth Rapid Rehousing Program (RRH): Housed in the Family Resource Center

Startup costs: \$75,000 for case management and funding applications.

*200 Opportunity Youth Per Year*

RRH provides on-site case management and group services for young adults and their children for up to two years. Clients work individually with a case manager on goals that include affordable housing, education, employment, budgeting, and debt management. Must be 24 or younger

### Young Parents Program (YPP): Annual case management and program costs: \$125,000

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*8-16 families per year*

YPP is an 18-month apartment-based transitional housing program that provides rental and utility assistance for young pregnant or parenting youth and their dependents (children). Each youth works with a case manager to establish a plan focusing on education, obtaining & maintaining employment and childcare, budgeting, housekeeping, community resources, and other goals. Parenting and life skills classes are also offered weekly, and attendance is required. Must be 18-21 years old.

### **Phase 3: Long-term (3+ years)**

**Total Cost: \$42.75M**

Multi-Family Housing Complex: \$40M

*~200 families impacted each year*

- Work with developer with proven track record in building mixed-income multi-family housing that incorporates unit mix serving 30%/50%/60% AMI and market rate units to ensure long-term sustainability for project
- Planning / Community Awareness / Partnership Development
- Land Acquisition
- Site Development
- Construction

Adult Permanent Supported Housing (PSH) \$1.5M (construction excluding land costs)

*25 people impacted annually*

25 different Tiny Homes (250-400sf) in redevelopment areas of Fort Bend County, which are identified by the cities. Each home will be on its own lot (roughly 30 x 100 feet) and each will be on a foundation. Most will have a front porch or rear deck to increase the living space. The residents will have a combination of experiences (formerly homeless people, senior citizens, college students, ALICE, etc.) but all will qualify as low-income. At first, the residents will rent the homes. Each resident works with a case manager to establish a plan focusing on education, obtaining & maintaining employment and childcare, budgeting, housekeeping, community resources, and other goals. Life skills classes are also offered weekly, and attendance is required. Anyone who remains for seven years will be given the opportunity to own the home and property.

The 20-unit Project: \$2.5M

*20 households impacted*

This project would bring 20 affordable housing units to Fort Bend County and could serve special populations to achieve self-sustainability, including youth parents, single parents and persons with disabilities or mental health needs.

## POTENTIAL SOURCES OF FUNDS TO LEVERAGE



## FORT BEND COUNTY AFFORDABLE HOUSING PROPOSAL

Following is a list of *possible* federal, state, private funds and in-kind (e.g., land) to support the master plan

- **Fort Bend Co. Public Finance Corp (to be developed)**
  - Community-Based Child Abuse Prevention (CBCAP)
  - Community Collaborations to Strengthen and Preserve Families
  - Preschool Development Grant Birth through Five (PDG B-5)
  - Title IV-B, including Promoting Safe and Stable Families
  - Social Services Block Grant
  - Supplemental Nutrition Assistance Program Employment & Training
  - Temporary Assistance for Needy Families (TANF)
  - Title IV-B, Kinship Navigator
  - Title V, Children with Special Health Care Needs
  - Workforce Innovation & Opportunity Act (WIOA)
  - PEI Funding
  - Emergency Solution Grant through Fort Bend County Community Development
  - CDBG
  - TANF
  - CoC (Continuum of Care Program) – The Way Home –
  - Projects for Assistance in Transition from Homelessness (PATH)
  - YHDP
  - NOFA
  - HOME (Home Investment Partnership Program)
  - Federal Home Loan Bank grants
  - Corporation for Supportive Housing
  - Private Funding/Donors

### **CURRENT LANDSCAPE (MAYBE MOVE TO APPENDIX):**

#### **Parks Youth Ranch: Emergency & Transitional Housing for Youth**

Emergency Shelter: Parks Youth Ranch operates a 24-hour emergency shelter for youth in Fort Bend and surrounding counties who are victims of abuse, abandonment, violence, or homelessness. Youth stay weeks or months depending on need and are provided comprehensive case management services, with an emphasis on moving toward self-sufficiency. The Emergency Shelter has the capacity to serve 20 youth, is staffed 24/7, and is licensed by the Texas Department of Family and Protective Services. Must be 17 or younger (or 18 and still in care).

Transitional Living Program (TLP): The TLP is an 18-month group-based residential program that serves youth that is supervised by staff 24/7. TLP provides wrap-around case management services with the goal of co-creating a path to self-supported housing at the end of the program. Each youth works with a case manager to establish a plan focusing on education, obtaining & maintaining

## FORT BEND COUNTY AFFORDABLE HOUSING PROPOSAL

employment, budgeting, housekeeping, community resources, and other goals. Must be 15-21 years old.

Aftercare Transitional Services (ACTS): (Program to be added in 4<sup>th</sup> Quarter 2023) ACTS is a case management program designed to assist youth transitioning out of the foster care system to achieve independence as adults in the community. The Aftercare Specialist will work with youth 12 – 18 months after leaving Parks Youth Ranch. The program helps individuals establish a home, obtain employment, access health care, manage money, exhibit personal and interpersonal responsibility, and plan for the future. Must be 17.5-20 and aged out of (or currently in) foster care in Texas.

### **Abigail's Place: Transitional Housing for Single Mothers with Children**

Abigail's Place is committed to empowering displaced single mothers and their children by providing transitional housing, resources, and advocacy. It is our methodology to speak with and interview every client that completes an application for assistance. Applications may be found on our website by anyone. However, most of our clients are referred by partnering agencies like school districts, Social Services, and Family Promise. Once an application has been completed our Operations Director will schedule a phone interview ASAP with the applicant. During that initial interview, the interviewer will determine appropriate next steps and share additional resources with each applicant. To qualify for Abigail's Place transitional housing program the applicant must demonstrate: that their children are (or will be) living with them for the duration of the program, they have reliable transportation, is gainfully employed, and has a plan to become self-sustaining (we will assist in the creation of plan). Through the interview process, if it is determined that a client does not qualify for the transitional housing program, we will resource every client to help ensure they and their family have access to needed services. If they meet Abigail's Place criteria, we will then determine the next steps. If space is available, in one of our 3-bedroom units, we will move the family in and begin to work with them and advocate on their behalf to ensure that they can provide for their family as they work toward self-reliance. If no space is available in Abigail's Place units, we will advocate on their behalf to meet immediate needs through strategic partners and/or provide short-term hotel stays. If the applicant is currently housed, we may also assist with rental assistance and/or utility assistance to keep them in their current space.

Once a client is accepted into the program, we work with them to increase their earning potential, acquire additional job opportunities, or gain access to additional resources that assist them in bettering their financial situation and help them acquire long-term housing. Each client has different circumstances, thus, we tailor our advocacy to meet their needs and maximize outcomes.

Transitional Duplexes: Abigail's Place currently has three homes that provide transitional housing for up to 12 families a year. Over the last 21 days, we have received 18 applicants who would qualify for housing should we be able to expand our program with additional housing units. In

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2020 Abigail's Place resourced 117 single mothers in addition to serving 9 families through our current housing units. Additionally, we helped 7 families with hotel stays and assisted 12 families with some combination of rent/utilities/medical expenses. A total of 145 single moms have been served, accounting for roughly 500 people with children included. Through key partnerships, we have been able to build a plan for a 4<sup>th</sup> duplex. This effort will combine the expertise of Home Aid, the philanthropic arm of The Greater Houston Builders Association, and land share options through Attack Poverty. This project would provide 4 additional homes, allowing for the support of 12-16 families in a 12-month period.

### **Fort Bend Family Promise: Transitional Housing for Homeless Families with Children**

The mission of Fort Bend Family Promise is to meet the immediate needs of homeless families while empowering them to attain self-sufficiency. Fort Bend Family Promise provides an array of programs to support temporarily homeless and housing vulnerable families avoid entering into homelessness. Project GAS C.A.P. is a Car Assistance Program which provides gas cards as well as donated vehicles for working parents in our program. The YEP! Youth Empowerment Program engages young people experiencing homelessness along with their family members through community-based education, mainstream services, mentoring, college preparation and enrichment programs to help them develop skills and strengthen ties to family and community. A Home of my Own provides Family Guests with housing navigation services for rent deposits and/or first month's rent and related expenses to transition into permanent housing. It may assist with late rent to prevent recurring episodes of homelessness.

### **Fort Bend Co Women's Center: Serving Survivors of Sexual Assault and Domestic Violence (single and with children)**

Fort Bend Women's Center consistently serves about 150 families with HUD RRH or PSH rental assistance through the Houston area Coordinated Access program for domestic violence survivors, BUT, each year, there are approximately 150 MORE families who are not able to get rental assistance through that means due to specific qualification requirements or simply due to lack of funding. Most of these families would be served best with the multifamily apartment model, but some could probably also qualify for home ownership under the Habitat for Humanity-type model.

### **HOPE Impacts: Serves Homeless Individuals**

Hope Impacts is a nonprofit that began in 2014 with the acknowledgment that we are all one crisis away from becoming situationally or chronically homeless. It focuses on the needs of both the chronically and situationally homeless. While it meets immediate needs on the street, it also seeks to create pathways toward sustainable, permanent solutions. In Rosenberg, Hope Impacts reported the following service figures (consumer numbers 2022- date):

- Total Weekly Meals Served: 330
- Total Weekly Meals Served: 75 (approximately 20 meals per week)
- Clients referred and treated at Texana Crisis Center: 5

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- Clients referred and went to rehab: 3
- Clients housed: 2
- Clients got CDL licenses reinstated: 2
- Client referred and received bus ticket to Ala: 1
- Clients sheltered during February freeze: 15
- Clients referred and received help with rent: 2
- Clients who were referred and received hotel voucher stays from outside resources: 20
- Walk-ins looking for help with shelter, resources, clothing, food: 115
- Snack packs handed out: 260
- Calls asking for help ID's, birth certificates, SS cards, etc. - 600 +

Some ongoing needs are: Shelter and cooling and warming centers, transportation, phones (for job and housing calls), computer use, mail for legal documents and important social service partners like food stamps, housing documents, IDs, Social security, etc., once housed set up for independence and success, including

### **Texas State Technical College: Workforce Developer Citing Need for Affordable Student Housing**

Aside from its core mission of training the new generation of middle skills workers we need for the region, TSTC also serves a vulnerable student population that often seeks support outside of the education programs, and are reported to be housing vulnerable. TSTC Fort Bend placed almost 90% of the 2019 graduates in the first year after graduation with an average first-year wage of almost \$45K. Its fall census enrollment for Fort Bend has increased by 25% in the last 5 years. Its Advocacy and Resource Center at the Fort Bend TSTC site has helped 312 students with an average of \$1207 in assistance, for a total of \$376,629 through CARES Funds. Its Lending Library reported that 53 students assisted for 2021-22, 10 assisted so far for 2022-23. It provided child care assistance to 2 students for 2021-22, 1 assisted so far for 2022-23. The on campus food pantry provided approximately 1,941 visits in 2021-22, 997 visits so far for 2022-23. Other efforts for student needs include: cap & gown assistance, life skills workshops, community resource fairs, classroom visits, Thanksgiving meal kits, winter blanket distribution, winter break gift cards/funds for food, emergency hotel stays.

As of 1/19/2023, TSTC recipients persisted and graduated at higher percentages than their peers who did not receive the emergency aid:

- 18% more students persisted from Summer to Fall in 2021
- 12% more students persisted from Summer to Fall in 2021 and enrolled in Spring 2022
- 30% more students attended in Summer 2021 and Enrolled in Spring 2022
- 26% less students who attended Summer 2021 left TSTC
- 3% less students who attended Fall 2021 left TSTC

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