Fort Bend County
Affordable Housing Proposal

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

Emergency Shelter
- Overnight & short-term (less than 3 month) shelter
- Crisis shelter for special populations (youth, those fleeing domestic violence, individuals with severe behavioral health issues)

Transitional Housing
- 3-12 months housing
- Includes services to transition client to longer-term housing

Community Housing
- Supervised Independent Living for Youth Aging Out of Foster Care
- Supportive Permanent Housing for Residents with Major Health/Behavioral Health Needs
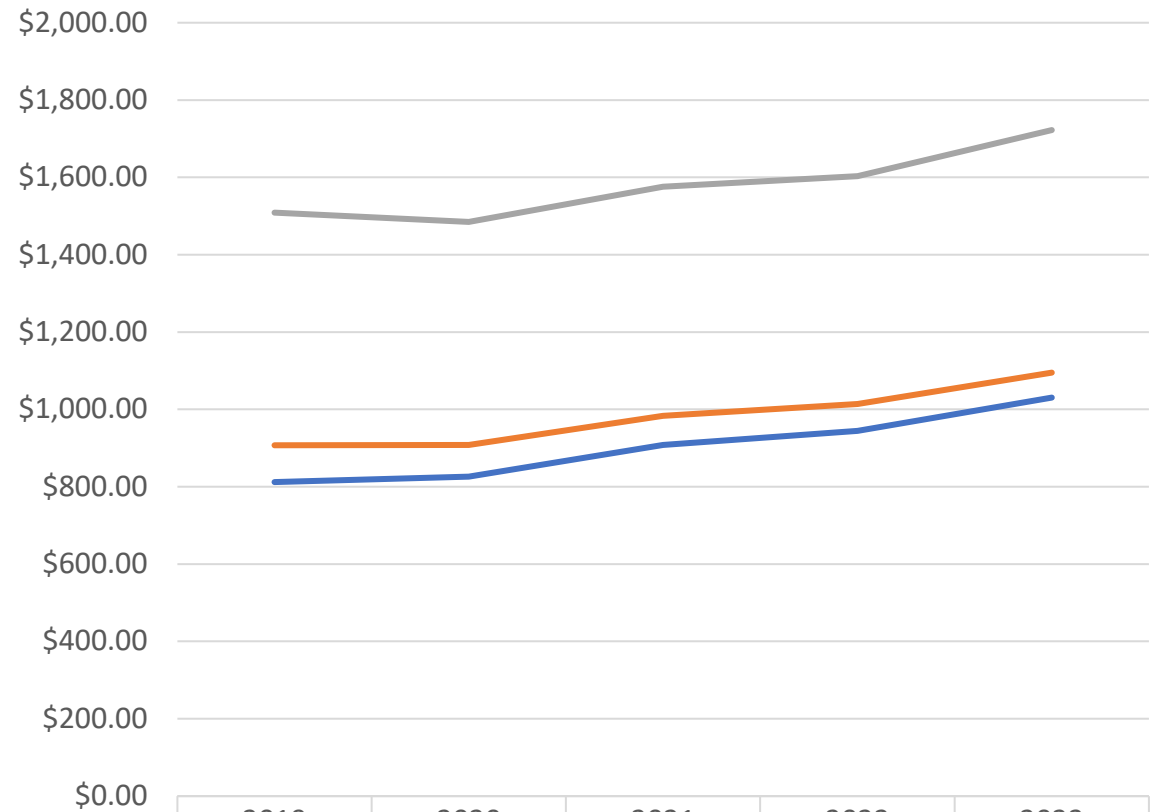
Affordable Rental Housing
- Residents spend no more than 30% of pre-tax income on housing
- Can be structured as rentals of duplex, triplex, 8-plex
- Scale up with multi-family (apartment) housing

Affordable Homeownership
- Construction of new units or purchase pre-existing inventory (single family, multi-plex)
- Include homebuyer education, down payment assistance programs

Community Needs

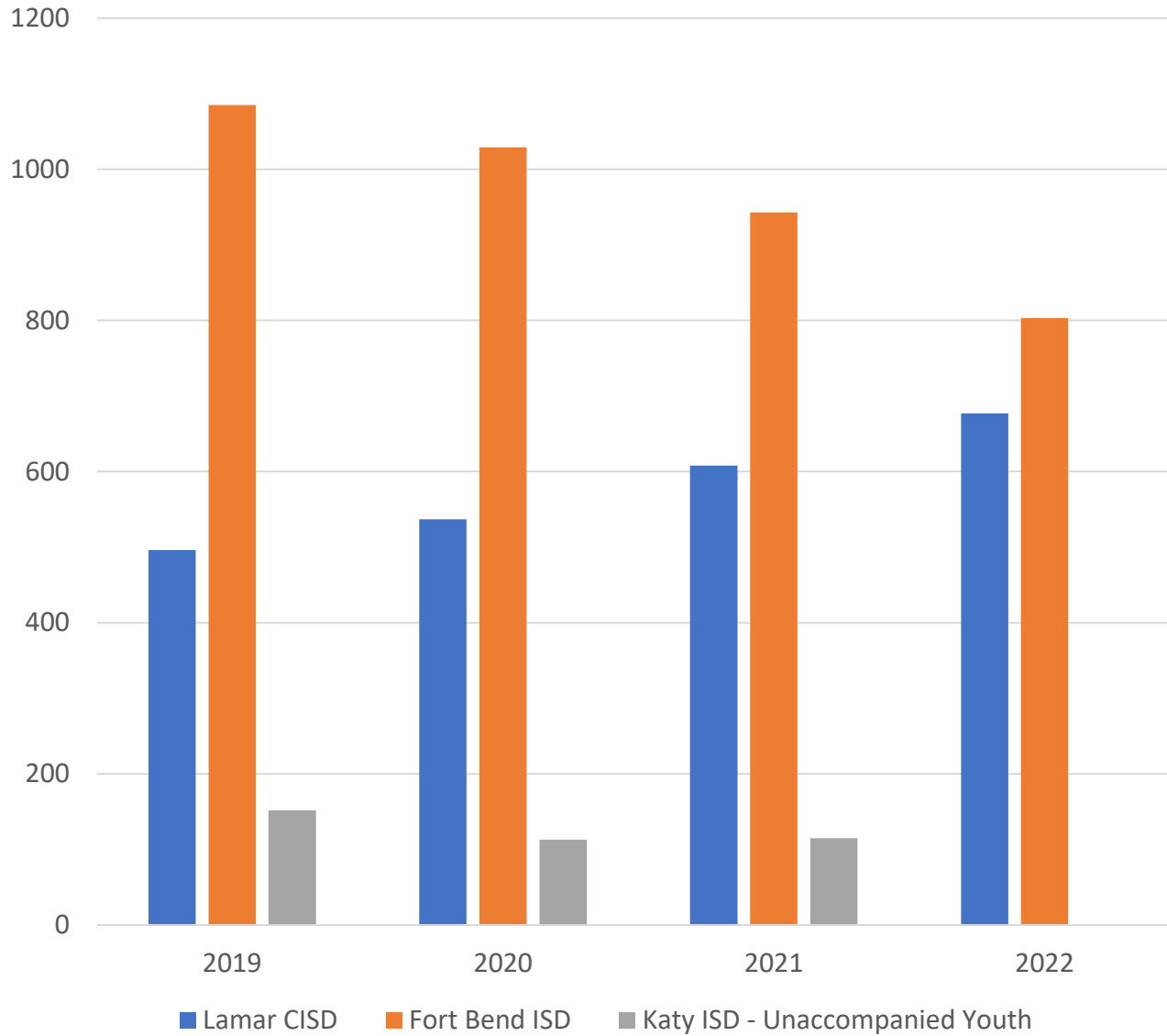## Fort Bend County Fair Market Rent (FMR) Trend

	2019	2020	2021	2022	2023
Efficiency	$812.00	$826.00	$908.00	$944.00	$1,030.00
One-Bedroom	$907.00	$908.00	$983.00	$1,014.00	$1,095.00
Three-Bedroom	$1,509.00	$1,485.00	$1,576.00	$1,603.00	$1,722.00

Efficiency — One-Bedroom — Three-Bedroom

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

Unsheltered Young Adults (Ages 18-24)

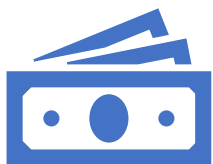Youth Experiencing Homelessness

The Planning Process

Finding the Need

How do others meet the need?

Creating a plan

Find the funding

Site Selection

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

Phase I (Short-Term, 1-2 years)

Family Resource Center:

- $1.5M; $1M for facility + $500K for 1.5 yrs. navigation services
- *Short Term Impact: 100 families over 1st year.*

Street Outreach:

- $150,000 in supportive services and implementation over 1-2 years
- *Short Term Impact: 200 individuals over 2 years*

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*

Transportation Program - Project BUS (Bridging Us to Services)

Phase II (Mid-Term, 2-3 years)

Transitional Housing: $4M

- *100-120 families impacted*
- New Construction of an 8-plex Housing Complex: $1M (construction only)

Permanent Single-Family Housing: $1M

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

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*

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*

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

- *8-16 families per year*

Phase III (Long-term, 3+Years)

Multi-Family Housing Complex: $40M

- *200 families impacted each year*

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

The 20-unit Project: $2.5M

- *20 households impacted*
- This project would bring 20 affordable housing units

Potential Funding Sources

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

Total Cost

Phase	Construction	Operating/Supportive Costs
Phase I (excluding land costs)	$1,000,000	$900,000
Phase II (excluding land costs)	$7,000,000	$275,000
Phase III (excluding land costs)	$44,000,000	$275,000
TOTALS	**$52,000,000**	**$1,450,000**

Request from Fort Bend County

Reallocate	Reallocate funds currently being underutilized from the American Rescue Plan Act: $8M
Reallocate	Reallocate funds currently used for housing support from the ERA2 program: $2M
Utilize	Utilize the Home ARP funding for supportive services for the program: $3M
Total	Total ask of all sources: $13M

Questions?