



**MONTGOMERY COUNTY, TX
Draft HOME-ARP Allocation Plan
For Public Display and Comment**

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

Before March 31, 2023

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	<p>Focus: Continuum of Care</p> <p>Homeless Coalition of Houston – Continuum of Care (all QPs)</p> <p>NAMI of Greater Houston – Private advocacy organization</p> <p>Angel Reach – Homeless service provider (QP1, QP2)</p> <p>Endeavors – Homeless service provider (QP1, QP2)</p> <p>Family Promise of Montgomery County - Homeless service provider (QP1, QP2)</p> <p>Volunteers of America – Homeless service provider (QP1, QP2, QP4)</p> <p>Operation: Achieve Independence – Homeless service provider (QP1, QP2)</p>
<p>NEEDS IDENTIFIED:</p> <ul style="list-style-type: none"> • Need for safe, affordable housing, especially accessible units. 	

	<ul style="list-style-type: none"> • 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 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, 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.
<p>January 4, 2023 at 11 am via GotoMeeting</p>	<p>Focus: Homeless Service Providers Veterans of America – Veterans group (all QPs) Yes to Youth – Homeless service provider (QP1, QP2) Homeless Coalition of Houston – 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>NEEDS IDENTIFIED:</p> <ul style="list-style-type: none"> • 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 an issue for at risk households since all utilities are increasing, contributing to affordability of rental units. • 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 • Need for an Advocacy and Care Coordinator for services and housing resources for homeless persons • 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. • Need a landlord engagement program to recruit more landlords and prevent evictions. • Difficult to get large property management firms to participate in subsidy programs as they avoid taking homeless persons/subsidies. • Mom-and-Pop property managers are much easier to deal with and are more flexible in accepting subsidies and/or homeless persons as tenants • Landlords may not accept a tenant due to immigration status; need to be educated on this issue. • 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 	

<p>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</p>	
<p>January 4, 2023 at 1 pm via GotoMeeting</p>	<p>Focus: Domestic Violence and Human Trafficking Lone Star Legal Aid – Private organization that addresses fair housing and civil rights (all QPs) Homeless Coalition of Houston – Continuum of Care (all QPs)</p>
<p>NEEDS IDENTIFIED:</p> <ul style="list-style-type: none"> • 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), 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. • Services needed include more counseling, housing services and 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. • 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 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. • 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 	
<p>January 4, 2023 at 3 pm via GoToMeeting</p>	<p>Focus: Veterans Organizations Habitat for Humanity – Private organization (provides services to at-risk populations, QP2 and QP4)</p>
<p>NEEDS IDENTIFIED:</p> <ul style="list-style-type: none"> • Primary service needs are 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 provided by Habitat, veterans and homeless veterans experience gaps in education especially related to money management, financial literacy, credit counseling and budgeting. • Veterans and homeless veterans also need services for mental health issues and case management. 	
<p>January 5, 2023 at 10 am via GoToMeeting</p>	<p>Focus: Public Housing Agencies Montgomery County Housing Authority – Public housing agency (all QPs) Homeless Coalition of Houston – Continuum of Care (all QPs) Angel Reach – Homeless service provider (QP1, QP2, QP3)</p>
<p>NEEDS IDENTIFIED:</p> <ul style="list-style-type: none"> • Montgomery County Housing Authority is a Housing Choice Voucher only Authority with 422 vouchers being used and a lengthy waiting list • 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. 	

<ul style="list-style-type: none"> • 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. • MCHA may be willing to project base some vouchers as part of a HOME ARP project. 	
<p>January 5, 2023 at 1 pm via GoToMeeting</p>	<p>Focus: Public Agencies/Organizations Addressing the Needs of At-Risk for Homeless and Persons with Disabilities</p> <p>Homeless Coalition of Houston – 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)</p>
<p>NEEDS IDENTIFIED:</p> <ul style="list-style-type: none"> • 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). • Need for independent living facility with attached medical services. • Disabilities exist within all age groups and needed services vary by age. Service 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. 	

Public Participation

[To be completed following the 15-day public comment period and public hearing.]

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:*** Click or tap to enter a date.
- ***Public comment period: start date*** - Click or tap to enter a date. ***end date*** - Click or tap to enter a date.
- ***Date(s) of public hearing:*** Click or tap to enter a date.

Describe the public participation process:

Enter narrative response here.

Describe efforts to broaden public participation:

Enter narrative response here.

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

Enter narrative response here.

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

Enter narrative response here.

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	--	--	--								

Sheltered Homeless ¹							149	--	--				
Unsheltered Homeless ²							--	29	--	--			
Current Gap³													

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*

¹No additional data available.

²All unsheltered homeless persons counted in Montgomery County were Households Without Children.

³Unable 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 ¹	2,680	2,080
Units Occupied by Other Income Households ²	3,730	7,535
Housing Gap³	6,300	6,535

Source: 2015-2019 Comprehensive Housing Affordability Strategy

¹ 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)

² 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)

³ 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 7,535 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.

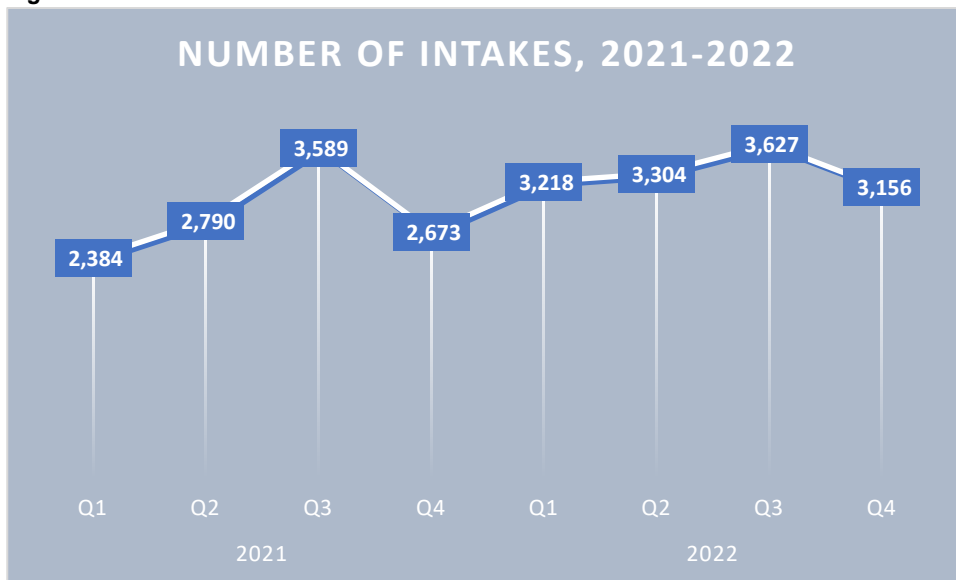
The length of time that persons experienced unsheltered homelessness varied greatly. According to interviews conducted during the Point-in-Time count, 50% had been homeless for two years or longer. Another 18% experienced homelessness for 1-2 years and 7% for 7-11 months. Another 9% had been homeless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

LGTBO+ 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

	Funding Amount	Percent of the Grant	Statutory Limit
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%
Total HOME ARP Allocation	\$ 2,548,899		

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.

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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

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](#).

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

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

**HOME ARP
Consultation List**

	Undefined	Homeless/ Shelter	Transitional	Domestic Violence	Veterans	Civil Rights	Fair Housing	Disability Centers	Housing Authority	Elderly	Mental or Behavioral Health/Addiction	In-home Needs- 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
Brazos 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
DePelchin 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 61 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 prep, 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 Rett 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
Kiwanis	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 Northeast								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 LMI
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 Womens 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 Darville							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

	Undefined Homeless/Shelter	Transitional	Domestic Violence	Veterans	Civil Rights	Fair Housing	Disability Centers	Housing Authority	Elderly	Mental or Behavioral Health/Addiction	In-home Needs-Based Assistance	Disaster 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: Doris 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
Tamina 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 needy school aged children
TOMAGWA Healthcare Ministries	X												Provides healthcare services to LMI
Tomball 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

AGENDA

What is HOME-ARP?

Allocation amount

Qualifying populations

Eligible activities

Next steps

Discussion

**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.

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

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

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

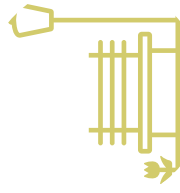
Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary

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



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

HUD HOME-ARP DEFINITION HOMELESS

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.)



HUD HOME-ARP DEFINITION AT RISK OF HOMELESSNESS

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

ELIGIBLE ACTIVITIES



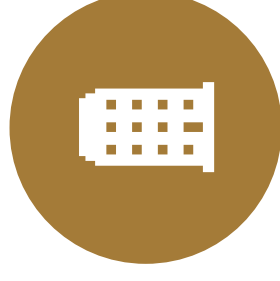
PRODUCTION
OR
PRESERVATION
OF AFFORDABLE
HOUSING



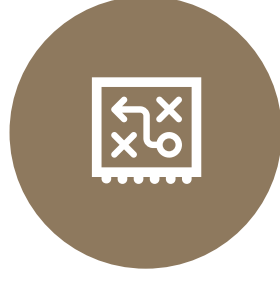
TENANT-BASED
RENTAL
ASSISTANCE
(TBRA)



SUPPORTIVE
SERVICES,
HOMELESS
PREVENTION
SERVICES, AND
HOUSING
COUNSELING



PURCHASE AND
DEVELOPMENT
OF NON-
CONGREGATE
SHELTER



NONPROFIT
OPERATING
AND CAPACITY
BUILDING

DISCUSSION |

NEXT STEPS

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

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

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

FOR MORE INFORMATION

For additional information, contact:

Erica Dodson

erica.dodson@mctx.org

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** 31 452-367-829

[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		10:03 AM	11:01 AM	57
Ana Rausch	arausc@homelesshouston.org	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 Kasmiersky	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@oaicares.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

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

Meeting Date
January 4, 2023 11:53 AM EST

Meeting Duration
65 minutes

Number of Attendees
26

Meeting ID
591-909-429

[GoToMeeting](#)

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		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	csouthern@homelesshouston.org	2:00 PM	2:54 PM	53
Erica Dodson - MCCD		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	rcavazos@homelesshouston.org	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

Meeting Date January 4, 2023 3:57 PM EST **Meeting Duration** 44 minutes **Number of Attendees** 8 **Meeting ID** 8 544-577-493

[GoToMeeting](#)

Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)
Amanda Vance, MCCD		3:58 PM	4:41 PM	43
Bill Wasielewski		3:57 PM	4:41 PM	44
Caybryn Southern	csouthern@homelesshouston.org	4:01 PM	4:41 PM	40
Debra Richmond - Habitat Montgomery County		3:57 PM	4:37 PM	40
Erica Dodson - MCCD		3:57 PM	4:41 PM	44
Rebecca A		3:57 PM	4:41 PM	43
Renee Cavazos	rcavazos@homelesshouston.org	4:02 PM	4:36 PM	33
Zenoria Abdalla	zabdalla@homelesshouston.org	4:00 PM	4:41 PM	41

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 [Go To Meeting](#)

Meeting Date January 5, 2023 10:58 AM EST **Meeting Duration** 43 minutes **Number of Attendees** 11 **Meeting ID** 11 647-651-365

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

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 January 5, 2023 1:59 PM EST **Meeting Duration** 46 minutes **Number of Attendees** 16 **Meeting ID** 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@homelesshouston.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@homelesshouston.org	2:00 PM	2:46 PM	45
Zenoria Abdalla	zabdalla@homelesshouston.org	2:01 PM	2:45 PM	44
angel garmon	agarmon@homelesshouston.org	2:00 PM	2:02 PM	1
angel garmon	agarmon@homelesshouston.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

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 Attendee Summary

GoToMeeting

Meeting Date January 5, 2023 3:56 PM EST **Meeting Duration** 11 minutes **Number of Attendees** 8 **Meeting ID** 8 481-454-141

Details

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

Appendix B: Public Participation Materials

[to be inserted after completion of public participation]