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# Fort Bend County Affordable Housing Proposal

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

## Emergency Shelter

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

## Transitional Housing

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

## Community Housing

- Supervised Independent Living for Youth Aging Out of Foster Care
- Supportive Permanent Housing for Residents with Major Health/Behavioral Health Needs

## Affordable Rental Housing

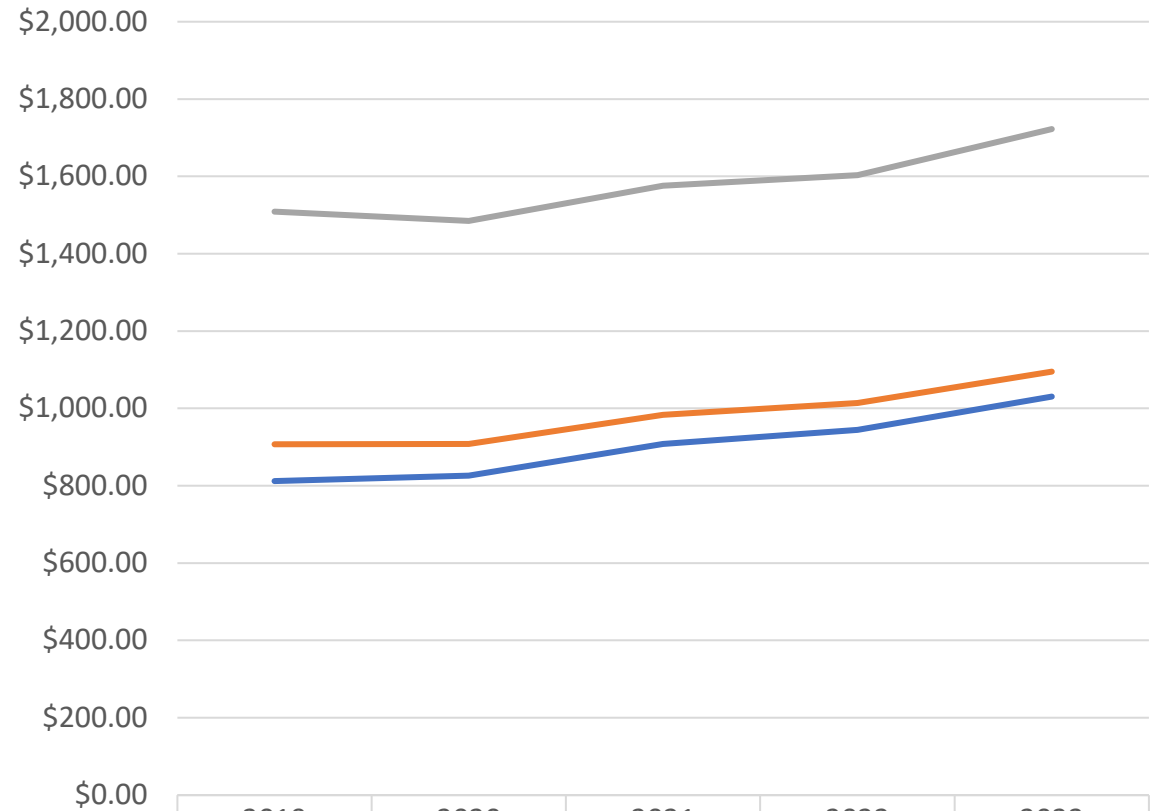
- Residents spend no more than 30% of pre-tax income on housing
- Can be structured as rentals of duplex, triplex, 8-plex
- Scale up with multi-family (apartment) housing

## Affordable Homeownership

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

# Community Needs

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

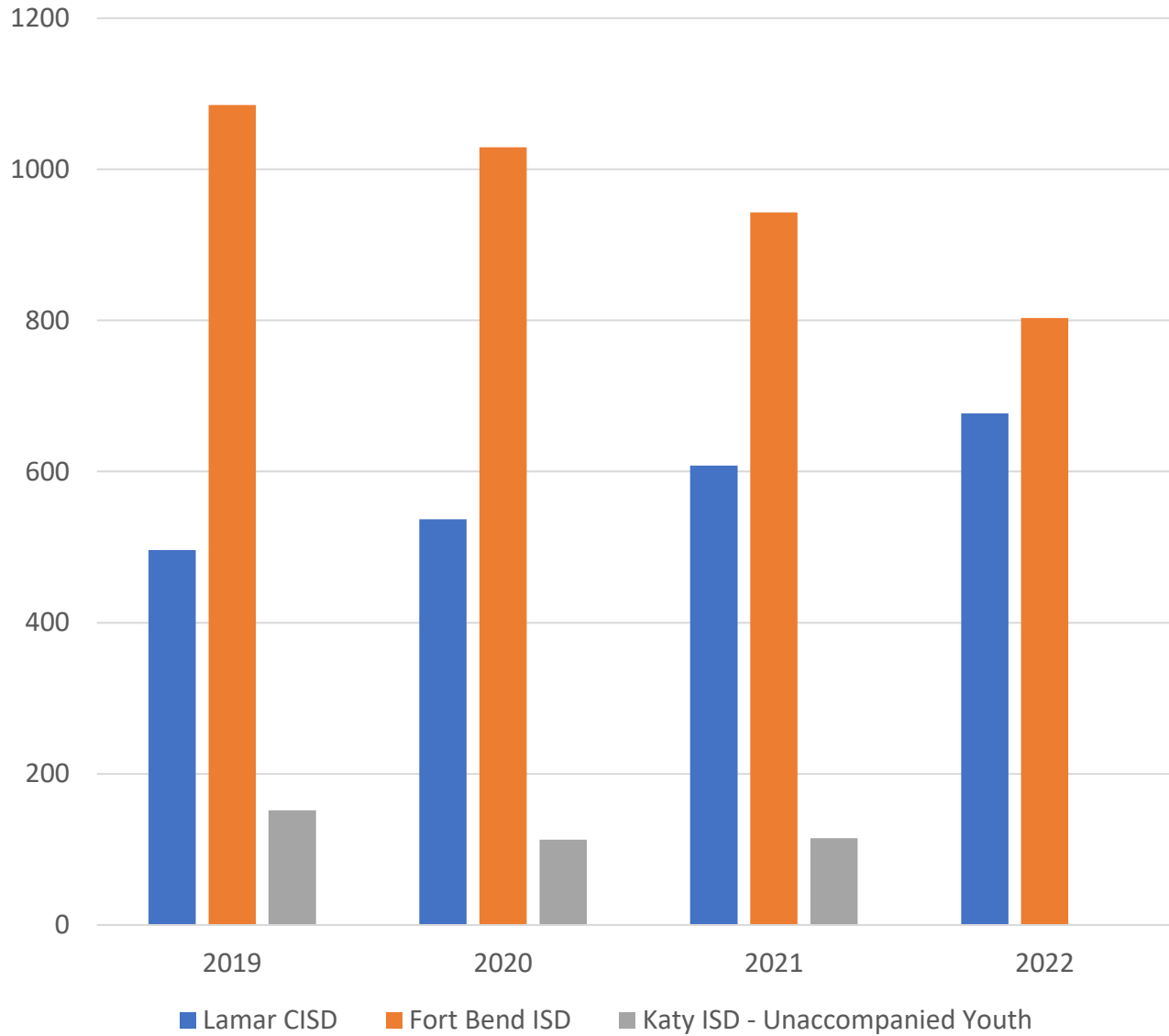


	2019	2020	2021	2022	2023
Efficiency	\$812.00	\$826.00	\$908.00	\$944.00	\$1,030.00
One-Bedroom	\$907.00	\$908.00	\$983.00	\$1,014.00	\$1,095.00
Three-Bedroom	\$1,509.00	\$1,485.00	\$1,576.00	\$1,603.00	\$1,722.00

— Efficiency — One-Bedroom — Three-Bedroom

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

# Unsheltered Young Adults (Ages 18-24)

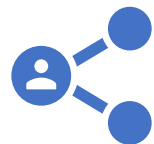


# Youth Experiencing Homelessness

# The Planning Process



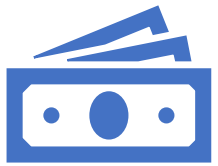
Finding the Need



How do others meet the need?



Creating a plan



Find the funding





# Site Selection

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

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

## Family Resource Center:

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

## Street Outreach:

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

## Diversion:

- \$37,500; average of \$1,000/family to provide support with the family covering the remaining balance with an additional \$250/family for housing navigation and full case management expenses
- *30 families impacted annually*

## Transportation Program - Project BUS (Bridging Us to Services)



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

## Transitional Housing: \$4M

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

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

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

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

- New Construction of a 40 Unit Housing Complex: \$5M (construction only)
- 40 – 60 Families per year      30-60 Opportunity Youth per year

## Youth Rapid Rehousing Program (RRH):

- Housed in the Family Resource Center
- Startup costs: \$75,000 for case management and funding applications.
- 200 Opportunity Youth Per Year

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

- 8-16 families per year

# Phase III (Long-term, 3+Years)

## Multi-Family Housing Complex: \$40M

- *200 families impacted each year*

## Adult Permanent Supported Housing (PSH)

- \$1.5M (construction excluding land costs)
- *25 people impacted annually*
- 25 different Tiny Homes (250-400sf) in redevelopment areas of Fort Bend County

## The 20-unit Project: \$2.5M

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

# Potential Funding Sources



# Total Cost

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

# Request from Fort Bend County

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

# Questions?

