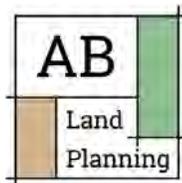


# HOUSING NEEDS ASSESSMENT



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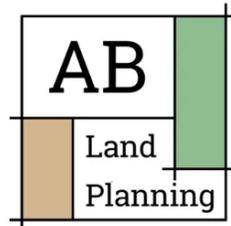
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Their commitment to advancing informed planning and community-centered outcomes made this assessment possible.



# EXECUTIVE SUMMARY

This report articulates a strategic effort led by AB Land Planning LLC (ABLP) to support the revitalization of four Houston neighborhoods impacted by the I-45 expansion project. The initiative is rooted in the broader context of the North Houston Highway Improvement Project (NHHIP), a significant infrastructure upgrade managed by TxDOT, which will cause some residents and businesses to be displaced, disrupting the existing community landscape. To mitigate these effects, \$28.5 million in grant funding will be allocated through TxDOT's Affordable Housing Grant Program to support neighborhood resilience and housing stability.

ABLP was selected by Texas State Affordable Housing Corporation (TSAHC) through a Request for Proposal (RFP) for its expertise in urban planning and community engagement to conduct comprehensive needs assessments in Independence Heights, Near Northside, Greater Fifth Ward, and Greater Third Ward (Figure 1). These neighborhoods, each with rich cultural identities and unique vulnerabilities, form the foundation for targeted revitalization strategies. The assessment process was designed to gather community-driven insights through diverse engagement methods, including workshops, surveys, stakeholder interviews, and on-the-ground observations, resulting in a robust, participatory data collection.

Findings from this assessment will inform the subsequent development of the [Affordable Housing Revitalization Plan](#), ensuring that strategies are aligned with community needs and aspirations. The report emphasizes accountability, serving as a baseline to measure success and ensuring that future initiatives reflect the voices of residents. This collaborative approach aims to preserve neighborhood character, foster housing stability, and promote equitable growth.

Ultimately, this initiative exemplifies a commitment to inclusive planning, leveraging comprehensive analysis and community input to guide meaningful revitalization efforts. The joint effort between TSAHC and ABLP underscores a shared commitment to fostering resilient, vibrant neighborhoods that can withstand the pressures of infrastructure development while maintaining their social and cultural integrity.

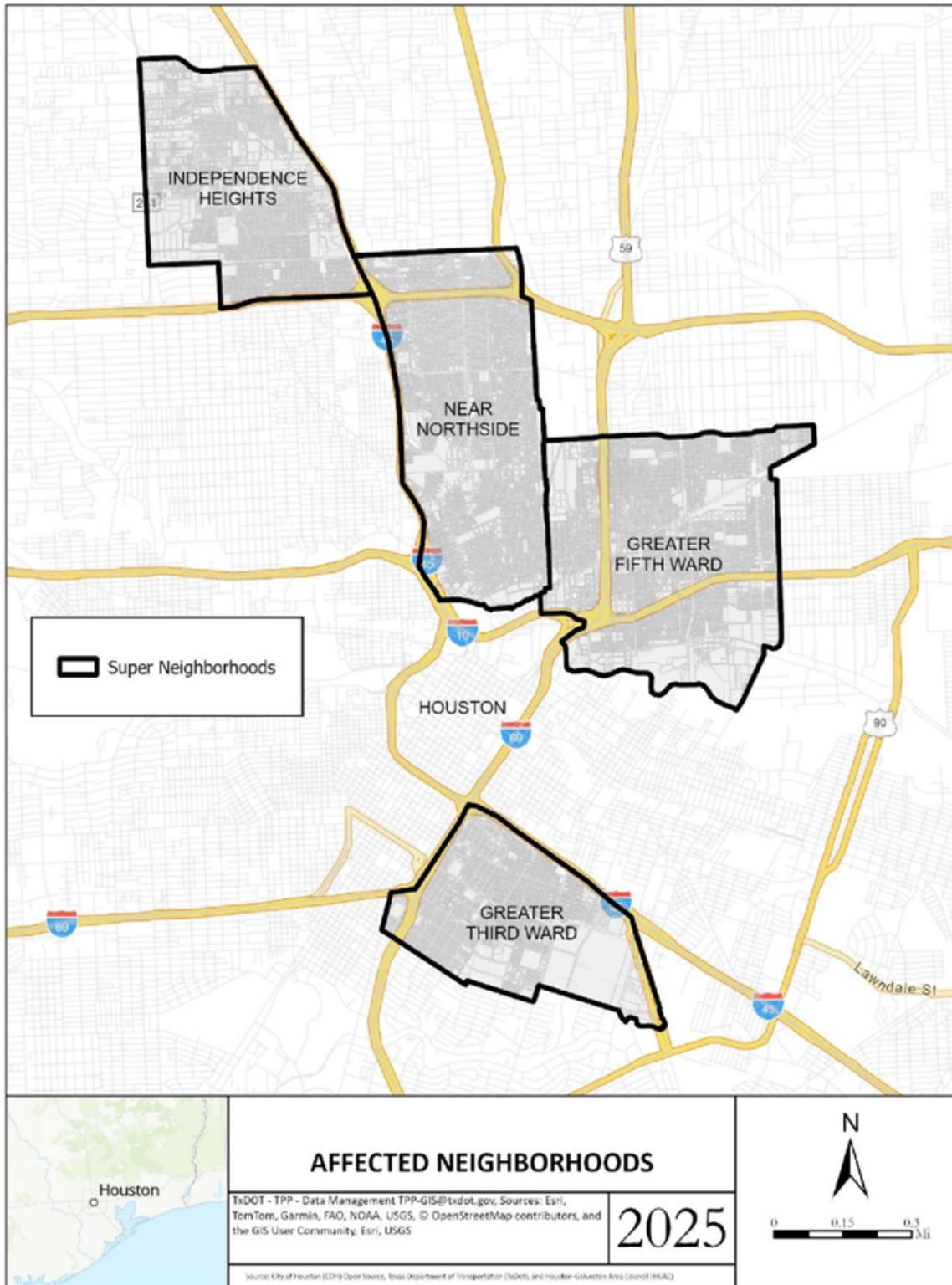


Figure 1: Map of Affected Neighborhoods

# INTRODUCTION

The Texas Department of Transportation (TxDOT) has entered a formal collaboration with the Texas State Affordable Housing Corporation (TSAHC) called the North Houston Highway Improvement Project (NHHIP) Affordable Housing Revitalization Program (the “Program”) to support TxDOT’s compliance with Title VI requirements related to the NHHIP. In accordance with Title VI compliance, TxDOT will mitigate the effects on affordable housing by providing financial assistance, administered by TSAHC, to support specific affordable housing initiatives.

The Program consists of two phases. Phase I involves the creation of a revitalization plan that addresses the issue of affordable housing in neighborhoods along the NHHIP. Phase II is the implementation of the [Affordable Housing Revitalization Plan](#).

TSAHC has engaged a team assembled by AB Land Planning to develop an [Affordable Housing Revitalization Plan](#), of which this report is a precursor. This [Housing Needs Assessment](#) describes needs in what TxDOT terms the Affected Neighborhoods. The Affected Neighborhoods are Third Ward, Fifth Ward, Near North Side, and Independence Heights.

## Purpose and Scope

The purpose of this report is to identify housing needs and needs related to housing in the four Affected Neighborhoods. It contains an analysis of needs, based on quantitative and qualitative data, as well as needs identified in reports prepared for the Affected Neighborhoods.

## Qualitative Data

The AB Land Planning team has engaged in an intensive and extensive community outreach process to secure input from residents, affordable housing advocates, elected officials, and other stakeholders who have a stake in the NHHIP. The method of collecting quantitative data related to needs involves conducting interviews with individuals and groups, holding focus group sessions, administering surveys to residents, and conducting windshield surveys.

Qualitative data in the form of community input received at focus group sessions was obtained from residents of the Affected Neighborhoods, as well as from service providers, citywide housing advocates, and elected officials. Two developer focus group sessions were facilitated to secure input from affordable housing developers.

Community surveys were conducted online, at focus group sessions, and at meetings of civic organizations. This proved to be a very effective means of obtaining salient data.

Moreover, windshield surveys have been conducted in each Affected Neighborhood by driving through the neighborhoods at a speed conducive to observing and photographing conditions. Examples of conditions observed and documented include instances of distressed housing and new development.

Because attendance at community outreach sessions overlapped with service providers attending resident focus group sessions, developers attended sessions that targeted service providers, and so on. Therefore, the input received via focus group sessions has been consolidated.

Input received from interviews with citywide affordable housing advocates has been compiled and reported separately due to the unique role these individuals play in the affordable housing arena. The same is true of developers, for the same reason.

Similarly, the community survey data has been compiled and analyzed separately. The reason is that the input received via the community survey differs from that obtained via other channels, as the survey was deliberately truncated to facilitate participation.

The input received at the two developer focus group sessions has been compiled and analyzed separately. This is due to the role that they play in the affordable housing arena.

### Quantitative Data

Relevant data from the most recent comprehensive United States Census, known as the American Community Survey (ACS) 2019-2023, has been gathered and analyzed. As is true of the qualitative data, this data is aggregated by Affected Neighborhood.

The data for each Affected Neighborhood were derived from the ACS 2019–2023 5-Year Estimates at the United States census tract level. Because census tract boundaries do not align precisely with the boundaries of the Affected Neighborhoods, which align with City of Houston Super Neighborhood boundaries, a proportional allocation (area-weighted) method was applied. Each census tract was spatially clipped to the Affected Neighborhood boundary, and the area ratio (the proportion of the tract contained within the Affected Neighborhood) was calculated and applied to the ACS estimate values. The adjusted values for all intersecting tracts were then summed to produce Affected Neighborhood–level totals.

Additionally, due to the federal government shutdown that occurred during the data-gathering process, due to ongoing formatting and reliability issues with the data.census.gov API, direct retrieval and processing of current ACS estimates has been significantly limited. As a result, previously downloaded ACS datasets were used, and a substantial amount of manual data cleaning was required. While standard methodological procedures were followed, the accuracy of the resulting aggregated estimates cannot be fully guaranteed.

## Secondary Data

Each Affected Neighborhood has been the subject of one or more plans oriented toward community revitalization. The needs that are identified in these “local plans” have been extracted and correlated with data from the other sources.

## Recruitment of Ambassadors

The team attended events where attendees were informed about the NHHIP [Affordable Housing Revitalization Plan](#) and the associated planning process. This was also a means of recruiting “ambassadors” for the [Affordable Housing Revitalization Plan](#). A list of these events appears in the appendix.

## Report Content

This report begins with a discussion of needs identified by citywide stakeholders. Members of Houston’s extensive affordable housing advocacy and community organizations participated actively in the community outreach process. Given their role in affordable housing advocacy and, in some instances, in the production process, the issues they were asked to address had a unique focus.

The remainder of the report is organized by Affected Neighborhood, except for the sections that describe input from affordable housing developers.

Each section focusing on an Affected Neighborhood contains a boundary map, a map of distressed housing, a table displaying social and economic data, and a table displaying housing data. These tables were compiled to facilitate an analysis of needs. To enable comparison between citywide conditions and neighborhood conditions, the tables include a column displaying data for Houston and another column displaying data for the Affected Neighborhood. Additionally, bar charts and pie charts illustrate comparisons between neighborhood data and citywide data.

Each Affected Neighborhood section also contains the input received via community outreach. As mentioned above, this information has been conglomerated in some, but not all instances.

Each discrete Affected Neighborhood Affordable Housing section also contains a description of the housing needs identified in at least one neighborhood revitalization plan that is focused on the revitalization of that neighborhood. This secondary data follows the presentation of qualitative data.

Appendices include a table that displays interviews conducted with individuals who have a stake in the revitalization of the Affected Neighborhoods. The rationale for interviewing each individual or individuals in the case of a group interview is presented in the table. Also, the appendices include a list of events attended by team members.

The needs identified herein will inform the strategies presented in the [Affordable Housing Revitalization Plan](#).

# CITYWIDE STAKEHOLDER INPUT

The citywide infrastructure of affordable housing agencies and organizations in Houston is substantial. Fourteen individuals representing these agencies and organizations accommodated the team by sitting for interviews to discuss affordable housing needs, challenges, and opportunities.

Due to their unique role, these individuals, most of whom are affordable housing professionals, were asked to address a different set of issues than other participants in the community outreach process. They also displayed a greater tendency to address policy matters and regulatory issues. Therefore, the table that follows is set up differently from the ones in the Affected Neighborhood sections.

**Table 1: Citywide Affordable Housing Professionals Input Tally**

Housing Needs	Rank Order
Increase the inventory of affordable housing at appropriate price points	1
Construct a diversity of housing types (multifamily, ADUs, co-housing, middle housing)	2
Address land costs and land banking	3
Create mixed-income developments	4
Increase density by building duplexes, fourplexes, ADUs, etc.	5
Support middle-income and workforce housing	6
Use land use restriction agreements to maintain affordability	7
Reduce development costs through regulatory reform and reduction of red tape	8
Support rehabilitation of existing affordable housing stock	9

## Housing Needs Assessment

<b>Affordable Housing Supports</b>	<b>Rank Order</b>
Increase funding in the form of grants and subsidies and funding for down payment assistance	1
Support for special populations	2
Home repair	3
Educational outreach	4
Improve access to services	5

<b>Regulatory and Local Context Issues</b>	<b>Rank Order</b>
Advocacy, community engagement, collaboration, and coordination need boosting	1
Land and property management (land transfer, title clearance, etc.)	2
Regulatory support, such as deed restrictions enforcement needs enhancement	3
Support for transit-oriented development needs enhancement	4
Community benefits agreements are needed and enforcement is needed	5

<b>Population Groups in Need of Outcomes</b>	<b>Rank Order</b>
low- to moderate-income households (less than 120% Area Median Income)	1
Homeless individuals and families	2
Elderly residents need accessible housing	3
Renters facing eviction and displacement	4
Veterans needing targeted housing programs	5
Displacement mitigation due to gentrification	6
Multi-generational households	7
People at risk of losing property through heirship or tax spikes	8
Providing affordable housing close to medical and employment centers	9

**Source: AB Land Planning**

Citywide affordable housing professionals ranked increasing the affordable housing inventory as the highest priority among housing needs. This was followed by land and property management issues related to land transfer and title clearance matters.

This stakeholder group cited advocacy, community engagement, collaboration, and coordination as in need of enhancement to improve outcomes.

Regarding population groups in need of assistance, low- to moderate-income households with an area median income of less than 120% were ranked highest. Homeless individuals and families followed this.

Increased funding in the form of grants, subsidies, and down payment assistance ranked highest on the list of supports for affordable housing. This was followed by advocacy for support of special populations.

As will be demonstrated later, most of these priority needs are similar to those expressed by residents and other stakeholders with a vested interest in affordable housing in the Affected Neighborhoods.

Additionally, the input received will inform the strategies outlined in the [Affordable Housing Revitalization Plan](#).

# INDEPENDENCE HEIGHTS

The Independence Heights Affected Neighborhood is one with a storied history. Settlement began as early as 1908, and before annexation into the city of Houston in the latter part of 1929, it was an independent municipality. The Independence Heights boundaries displayed in Figure 2 contain the core of that original settlement.

It was initially settled primarily by persons of African American heritage but has been experiencing a change in ethnic composition. Hispanics/Latinos of any race are now the predominant racial group in the neighborhood.

Independence Heights is located inside Loop 610 in Houston, Texas, and like the other Affected Neighborhoods, it is experiencing population growth and diversification of the housing stock. Figure 2 depicts the neighborhood boundaries.

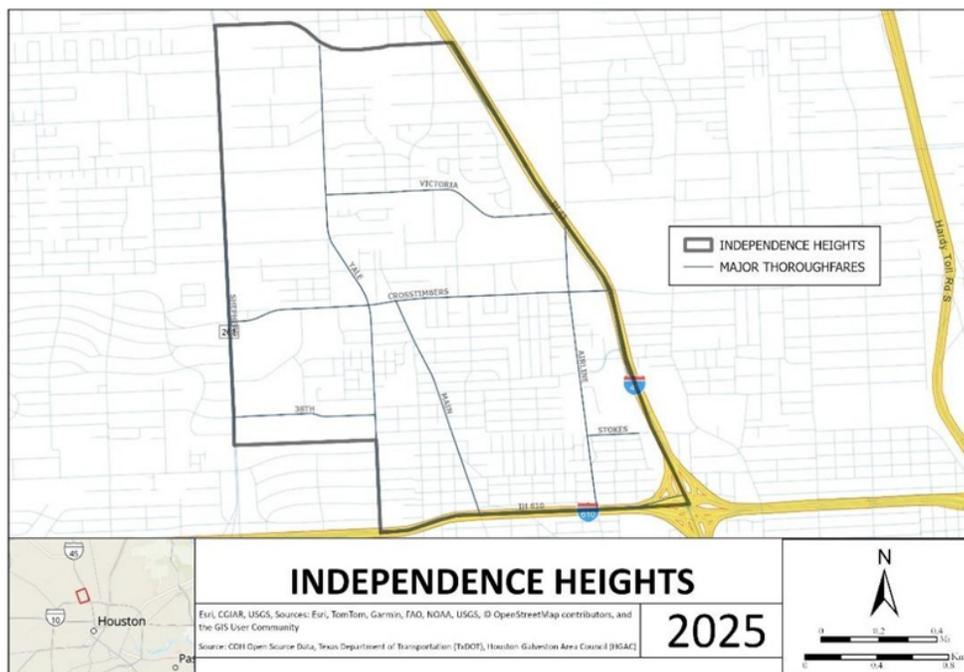


Figure 2: Independence Heights Boundary Map

Civic pride is a hallmark of Independence Heights. Its original story is well known and is a source of immense pride. Today, the Independence Heights Redevelopment Council is an organization that is actively engaged in preserving and revitalizing this historic neighborhood. Churches are also actively involved, as evidenced by Mt. Pilgrim Missionary Baptist Church and Greater First Missionary Baptist Church, where the Independence Heights focus group sessions were held.



## Housing Needs Assessment: Independence Heights

The neighborhood originally consisted mainly of small wood-frame homes for sale. As is true of many, if not most, close-in Houston neighborhoods, the character of the neighborhood is changing.

Gentrification is a significant trend, with multi-story townhomes being constructed adjacent to modest one-story single-family wood-frame homes. There has also been some construction of new single-family homes, and today Independence Heights offers a variety of housing types, including single-family detached tiny homes, one-story homes with brick façades, bungalows, and townhomes.



Independence Heights Windshield Surveys. Source: ABLP

### Quantitative Data Analysis

This section contains an analysis of quantitative data collected for Independence Heights. Table 2 below depicts the social and economic data. Table 3, which follows, depicts housing data.

**Table 2: Independence Heights Social & Economic Data**

Category	Houston		Independence Heights	
	#	%	#	%
Total Population	2,300,419		12,617	0.5
<b>Age Breakdown</b>				
Under 19 years	601,156	26.1	3,058	24.2
20-34 years	577,900	25.1	2,997	23.8
35-64 years	844,239	36.7	4,718	37.4
65 years and over	277,124	12.0	1,844	14.6
Median age	34		38	

## Housing Needs Assessment: Independence Heights

Category	Houston		Independence Heights	
	#	%	#	%
Total population	2,300,419		12,617	0.5
<b>Gender</b>				
Female	1,161,915	50.5	7,089	56.2
Male	1,138,504	49.5	5,528	43.8
<b>Household Types</b>				
Total households	916,536		4,831	0.5
Family households	546,916	59.7	3,000	62.1
Non-family households	369,620	40.3	1,831	37.9
Average household size	2.5		3	
<b>Race and Ethnicity</b>				
Hispanic/Latino	1,013,768	44.1	5,671	44.9
Asian	156,983	6.8	119	0.9
Black or African American	517,798	22.5	4,749	37.6
White	542,885	23.6	1,645	13.0
Other	68,985	3.0	433	3.4
<b>Economic Profile</b>				
Median household income	\$62,894		\$63,722	
Population in poverty	445,810	19.4	2,243	17.8
Unemployed population	81,354	3.5	306	2.4
<b>Other</b>				
Households without a vehicle	88,288	9.6	598	12.4
Population with disability	251,204	10.9	2,147	17.0

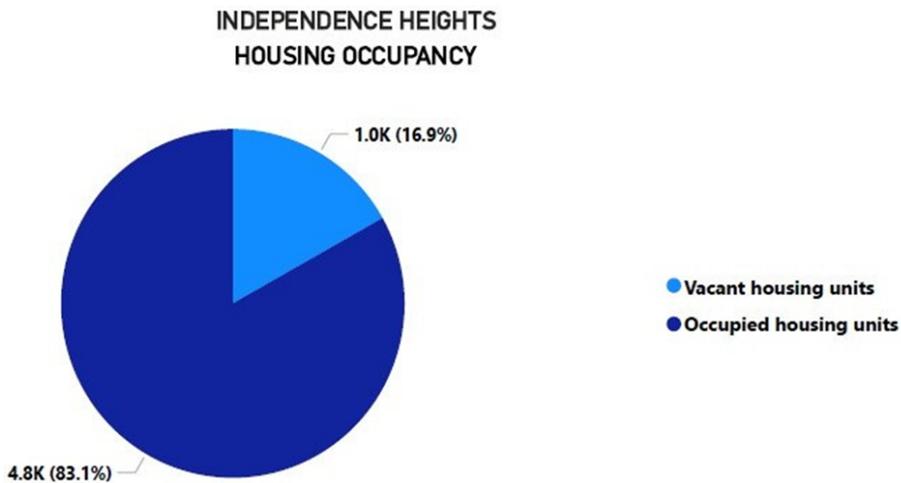
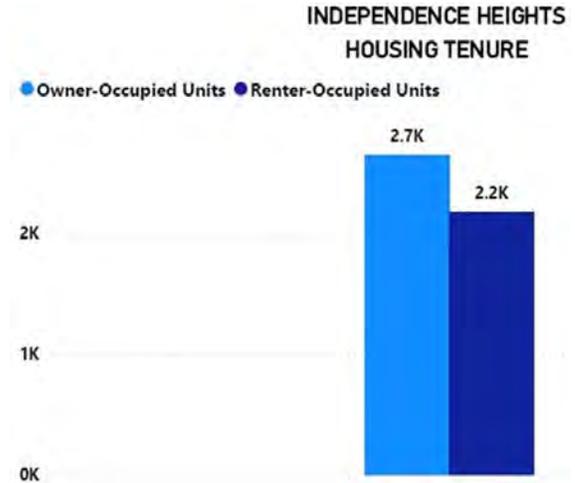
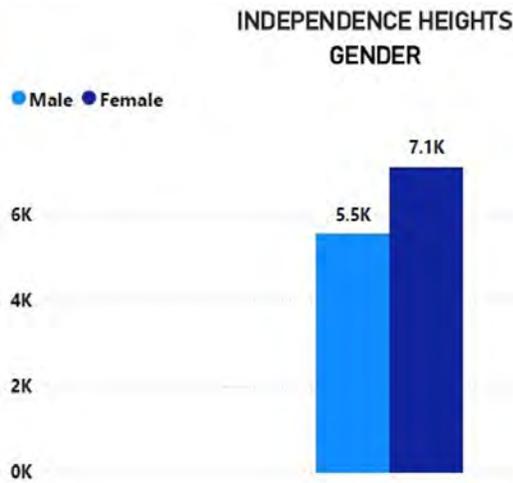
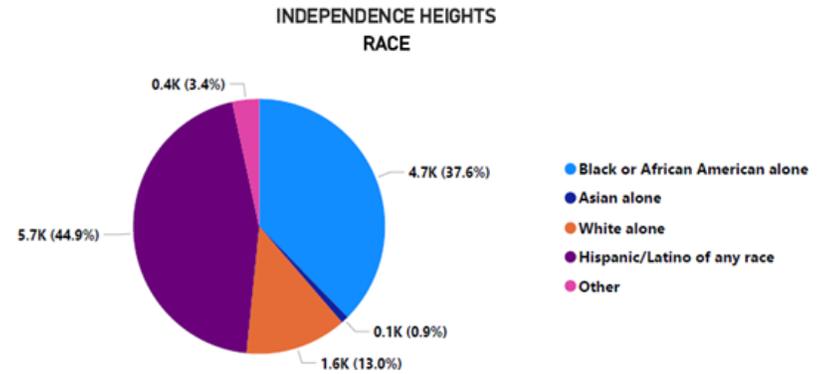
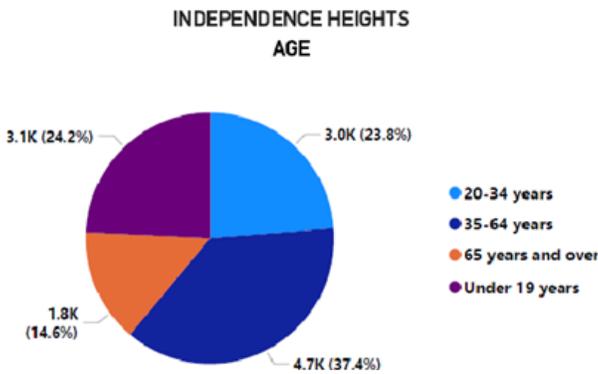
Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimate; Released in December 2024.

**Table 3: Independence Heights Housing Data**

Category	Houston		Independence Heights	
	#	%	#	%
Total population	2,300,419		12,617	0.5
Total households	916,536		4,831	0.5
Total housing units	1,023,112		5,810	0.6
Median home value	\$253,400		\$243,380	
Median year house built	1981		1972	
Median monthly household housing costs	\$1,352		\$1,051	
Vacant housing units	106,576	10.4	979	16.9
Occupied housing units	916,536	89.6	4,831	83.1
Owner-occupied units	384,672	37.6	2,654	45.7
Renter-occupied units	531,864	52.0	2,177	37.5
Median gross rent	\$1,313		\$1,098	
Housed population	2,224,705	96.7	12,290	97.4
Cost-burdened households	357,573	39.0	1,557	32.2

Source: US Census Bureau; 2019-2023 ACS 5-Year Estimate; released in December 2024.

## Exhibit A



Source: US Census Bureau; 2019-2023 ACS 5-Year Estimate; released in December 2024.

## Qualitative Data Analysis

Focus group sessions were convened to gather qualitative data from residents of Independence Heights and other stakeholders with an interest in the neighborhood's revitalization. Participants were fifty-six in number. In attendance at the three sessions were Independence Heights residents, affordable housing advocates, providers, and a staff member of an elected official who represents the Independence Heights area.

Each of the three focus groups had a co-sponsor. Co-sponsors for the Independence Heights sessions were the Independence Heights Redevelopment Council, Mt. Pilgrim Missionary Baptist Church, and the Texas Department of Transportation.



**Independence Heights Focus Group Meetings and National Night Out. Source: ABLP**

Additionally, interviews were conducted with stakeholders from Independence Heights. The tables on the following pages capture the qualitative input received from residents, service providers, elected officials, affordable housing advocates, and other stakeholders with an interest in affordable housing in Independence Heights. It does not reflect input received via community surveys, citywide stakeholder interviews, or developer input.

**Table 4: Independence Heights Input Tally**

<b>Housing Needs</b>	
<b>What are the greatest housing needs in this neighborhood?</b>	
Affordable housing	6
Housing supply needs to be affordable based on the area's income	5
The community needs single-family homes, duplexes, fourplexes, and multifamily housing	5
Repair/renovate houses	4
Infrastructure improvements and maintenance	3
Senior housing	3
Make homes flood-resistant	3
Rent/mortgage should not be more than 30% of net income	3
Intergenerational and multigenerational housing	2
Stabilization and protection against rising rents, property taxes, and gentrification pressures	2
<b>Where are the best locations to add new housing, and why?</b>	
38th & Yale/33rd	3
Yale & 43rd	3
Vacant/empty lots	3
Developers are buying or have bought lots that are in good locations	3
Crosstimbers & Airline streets	2
Abandoned properties	2
In Independence Heights	2
Oriole Blueberry	1
<b>What can be done to increase the supply of affordable housing?</b>	
Repair/renovate existing homes	3
Create incentives for developers to develop affordable housing	3
Work with existing organizations that have property they want to develop	3
Have a multi-faceted approach	3

## Housing Needs Assessment: Independence Heights

<b>What can be done to increase the supply of affordable housing? (contd.)</b>	
Affordable small multifamily developments are preferred over large complexes	3
More single-family and multifamily homes are needed	3
Additional funding from the city and county is necessary	3
Housing market needs to reflect residents' incomes	3
Local reinvestment and recycling of funds into the neighborhood	2
State, city, county collaboration	2
Prioritize local hiring and contracting for projects	2
Government/grant funding	2
Expand community land trusts or co-op housing	1

<b>Service Needs</b>	
<b>What kind of services are needed by people who need housing or who are not adequately housed?</b>	
Repairs/renovation assistance	4
Utility/bills support	3
Job placement and skills training	3
Access to resources	3
Deposit/down payment assistance	3
Transportation	3
<b>What kind of services are available to those who need housing or are not adequately housed?</b>	
Services are widely known or consistent	4
Coalition for the Homeless	3
Faith-based and nonprofit organizations	3
Mental health counseling	2
Rental assistance	2
Financial guidance/education	2

## Housing Needs Assessment: Independence Heights

<b>What kind of services are available to those who need housing or are not adequately housed? (contd.)</b>	
Healthcare	1
Food vouchers	1
City of Houston Housing and Community Development Services	1
Harris County Housing Navigator Program	1
Food pantries	1
Case manager with staff support	1

<b>Individual Needs</b>	
<b>Are there any specific groups within the community that should be the focus of affordable housing efforts?</b>	
Seniors	7
Disabled residents	5
Long-term generational residents	4
Minorities	3
Single-parent households	2
Young adults	2
<b>Do elderly residents have adequate alternatives for remaining in the community as they age?</b>	
No	7
Seniors need resources to stay in the neighborhood	3
Sort of, some senior residents have adequate alternatives	1
<b>Is homelessness or near-homelessness an issue for this neighborhood?</b>	
Yes	14
The community needs more financial education and opportunities to prevent homelessness	2

## Housing Needs Assessment: Independence Heights

Are special needs populations given adequate housing options?	
No	6
Need enhanced infrastructure that is accessible to everyone	3
Need for more accessible, affordable units and wraparound support services	2

Additional Comments	
Residents feel promises are made but not fulfilled	7
Independence Heights wants to preserve its identity and culture	6
Residents are tired of planning without action	5
Enforcement and follow-ups are needed to ensure progress	2

Additional qualitative data was secured via a community survey. The Independence Heights community survey responses are presented in the tables below. There were 50 responses tabulated for Independence Heights. There were multiple answers per question, differing according to the tabulation of each question, as represented in Table 5.

**Table 5: Independence Heights Community Survey Input Tally**

How many people live in your home currently?	
2	15
1	12
3	10
4	9
5 or more	3
Please check the type of housing you prefer (Check as many as you like)	
Housing for a family	33
Senior housing	9
Special needs housing	4
Housing for one person	4

Please check your preferred housing structure (Check as many as you like)	
One story house	36
Two story house	6
Duplex (2 attached units)	4
Apartment unit	3
What monthly cost is affordable for your family/your household?	
\$500 - \$1,000	25
\$1,001 - \$1,500	12
\$1,501 - \$2,000	5
Less than \$500	4
Over \$2,000	4
Which support service(s) would help you with your housing needs? (Check as many as you like)	
Money to renovate the house	20
Down payment assistance	9
Elderly services	2
Rental assistance	2
Financial counseling	1
Credit counseling	1

### Secondary Data Analysis

Information from Independence Heights plans that focus on neighborhood revitalization is summarized in this section. Residents of Independence Heights and their business community have participated in two significant planning efforts over the last two decades. Both plans incorporate extensive community engagement that informs planning initiatives for Independence Heights.

#### Independence Heights Livable Centers Study

*Houston Galveston Area Council | May 2012*

The [Independence Heights Livable Centers Study](#) aimed to further the goals of the H-GAC Livable Centers Program by planning the creation of walkable, connected, and economically viable

communities. The overarching goal is to create sustainable, walkable, and connected neighborhoods that support a vibrant community life. This includes addressing issues such as flooding and demolishing unsafe structures.

The study highlights community priorities with needs such as repairing and upgrading existing homes damaged by past disasters. The study outlines the community's desire for new housing developments that are resilient, flood-resistant, and affordable for long-time residents, as well as the need for flood-safe zones.

The community's needs were based on balancing neighborhood growth with the preservation of housing affordability for existing residents. Key needs identified from community input were the need for a diverse range of energy-efficient affordable housing options, including multi-family units and infill residential parcels, to meet community needs while preventing displacement.

Additionally, initiatives to expand community services, such as childcare, libraries, and support programs, were highlighted as needed. Equally important was to increase access to affordable, energy-efficient, and weatherized homes to alleviate energy burdens and improve overall quality of life.

### **Independence Heights Neighborhood Resilience Plan**

*City of Houston | May 2023*

The importance of both preservation and strategic development is emphasized in the **Independence Heights Neighborhood Resilience Plan**. Identified as a key priority is to assist homeowners and tenants by providing access to information and resources for repairs, energy assistance, and flood mitigation. The plan includes the assertion that the community needs for the housing stock to be replenished with new, affordable, and flood-resilient homes, especially multi-family units. It is the community's wish that these units would conform to the neighborhood's cultural heritage.

Additionally, the plan identifies an urgent need to improve the overall quality of housing by weatherizing homes to withstand extreme weather stresses and reduce energy costs for residents.

In the **Independence Heights Neighborhood Resilience Plan**, the importance of preservation and strategic development is emphasized. A key priority that is identified is the need to assist homeowners and tenants by providing access to information and resources for repairs, energy assistance, and flood mitigation.

Additionally, the plan identifies an urgent need to improve the overall quality of housing by weatherizing homes to withstand extreme weather stresses and reduce energy costs for residents. The experience of Hurricane Harvey underscored the necessity of comprehensive

housing rehabilitation programs, especially for those most vulnerable to displacement.

Affordability is identified as a central concern, as the plan's authors indicate that a substantial portion of household income, over 30%, is allocated to housing expenses. Repair and new development are identified as essential for redevelopment, as well as the need to address homelessness and provide access to housing for all income groups.

### Summary

As shown in Table 3, the owner-occupancy rate is higher than the citywide average. This reflects a stable neighborhood. Additionally, the median household income approximates the citywide figure. Moreover, the Independence Heights percentage of population in poverty, at 17.8%, is lower than the citywide percentage.

Most of the population is housed. However, as downtown encampments of unhoused individuals are addressed, there is a possibility that close-in neighborhoods like Independence Heights may see an upsurge in unhoused individuals. This concern is reflected in some of the community's input.

Although the Independence Heights age group breakdown is similar to the citywide breakdown, a substantial percentage of the population is 65 years of age and over. This is reflected in the community's input, which ranks housing for seniors and services for seniors as a high priority. In fact, senior housing is the preferred housing type of respondents to the community survey.

The median housing value for Independence Heights is lower than the citywide figure, as is the figure for median gross rent. The vacancy rate is higher than the citywide average.

Housing units in Independence Heights are older than those in the city, reflecting the neighborhood's maturity. The relatively high vacancy rate may be attributed to the median age of the housing units. Most of the distressed housing depicted in Figure 3 probably reflects the age of the housing stock. Moreover, the age of the housing stock is likely reflected in the fact that the need for housing repairs is consistently mentioned in the quantitative data and the secondary data.

The average household size of three that is reported in the American Community Survey aligns with the household size most frequently reported by community survey respondents. This number, which is higher than the city's average household size, has implications for the types of housing that are needed. In fact, the second-highest responses for the type of housing preferred by community survey respondents is family housing.

The elevated rate of cost burden within the neighborhood has significant consequences for housing affordability. Households that are cost-burdened must allocate a greater portion of their

income to cover housing expenses, often at the expense of other essential needs. As a result, these residents may face increased financial stress and have fewer resources available for necessities such as food, healthcare, and transportation.

In fact, affordable housing was expressed as a priority need by every stakeholder group that participated in the community outreach process. This includes housing professionals and developers. Moreover, the price points that survey respondents considered affordable are relatively low compared to the citywide median housing values and gross rents, reinforcing affordability as a priority need.

Females comprise 56.2% of Independence Heights, exceeding the city average of 50.5%. Affordable housing is crucial, as women typically earn less than men on average. African Americans and Latinos represent nearly 83% of the neighborhood's population and face similar economic challenges.

The high percentage of households without a vehicle has implications for access to employment. Challenged access to jobs in turn affects the ability to gain access to sound housing, often expressed by residents as "quality housing."

Analysis of qualitative, quantitative, and secondary data reveals that the most common needs are for affordable housing, senior housing, housing repairs, family housing, housing counseling, and down payment assistance.



## Housing Needs Assessment: Near Northside

Given its timing of development, the Near Northside is a mature and historic neighborhood. It began as a predominantly blue-collar settlement, housing many workers from Hardy Rail Yards. As a mature neighborhood, there is a substantial number of homes in need of repairs. As shown in Figure 5, this housing is dispersed throughout the neighborhood.

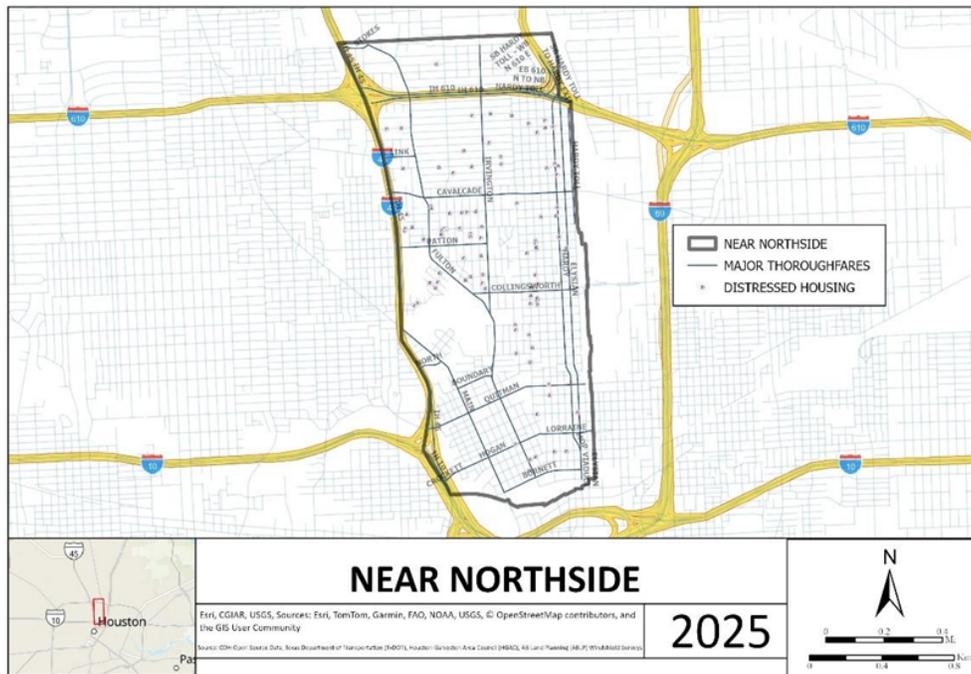


Figure 5: Near Northside Distressed Housing Map

North Main and Fulton streets are commercial retail corridors. Main Street is densely developed and bustling.

As is true of the other Affected Neighborhoods, the Near Northside's proximity to downtown Houston has resulted in what is commonly referred to as gentrification. In keeping with a nationwide trend toward the redevelopment of close-in neighborhoods, high-end, multi-story townhomes are gaining popularity, especially in the section closest to downtown Houston. It is not unusual for these townhomes to be located beside a single-story detached home.

There is a high level of community activism focused on community development and neighborhood revitalization. For example, the Lindale Park Civic Club focus group session, conducted during a regular monthly civic club meeting, was attended by nearly 40 residents.



Near Northside Focus Group Meetings. Source: ABLP

## Quantitative Data Analysis

Quantitative data was collected to aid in the analysis of Near Northside housing needs. This data is displayed in the tables that follow. Social and economic data, as well as housing data, are presented.

**Table 6: Near Northside Social & Economic Data**

Category	Houston		Near Northside	
	#	%	#	%
Total Population	2,300,419		21,509	0.9
<b>Age Breakdown</b>				
Under 19 years	601,156	26.1	5,156	24.0
20-34 years	577,900	25.1	4,738	22.0
35-64 years	844,239	36.7	8,093	37.6
65 years and over	277,124	12.0	3,521	16.4
Median age	34		38	
<b>Gender</b>				
Female	1,161,915	50.5	9,952	46.3
Male	1,138,504	49.5	11,556	53.7

## Housing Needs Assessment: Near Northside

Category	Houston		Near Northside	
	#	%	#	%
Total population	2,300,419		21,509	0.9
<b>Household Types</b>				
Total households	916,536		8,363	0.9
Family households	546,916	59.7	4,979	59.5
Non-family households	369,620	40.3	3,385	40.5
Average household size	2.5		3	
<b>Race and Ethnicity</b>				
Hispanic/Latino	1,013,768	44.1	15,625	72.6
Asian	156,983	6.8	93	0.4
Black or African American	517,798	22.5	2,152	10.0
White	542,885	23.6	3,029	14.1
Other	68,985	3.0	610	2.8
<b>Economic Profile</b>				
Median household income	\$62,894		\$53,678	
Population in poverty	445,810	19.4	4,070	18.9
Unemployed population	81,354	3.5	589	2.7
<b>Other</b>				
Households without a vehicle	88,288	9.6	1,252	15.0
Population with disability	251,204	10.9	3,833	17.8

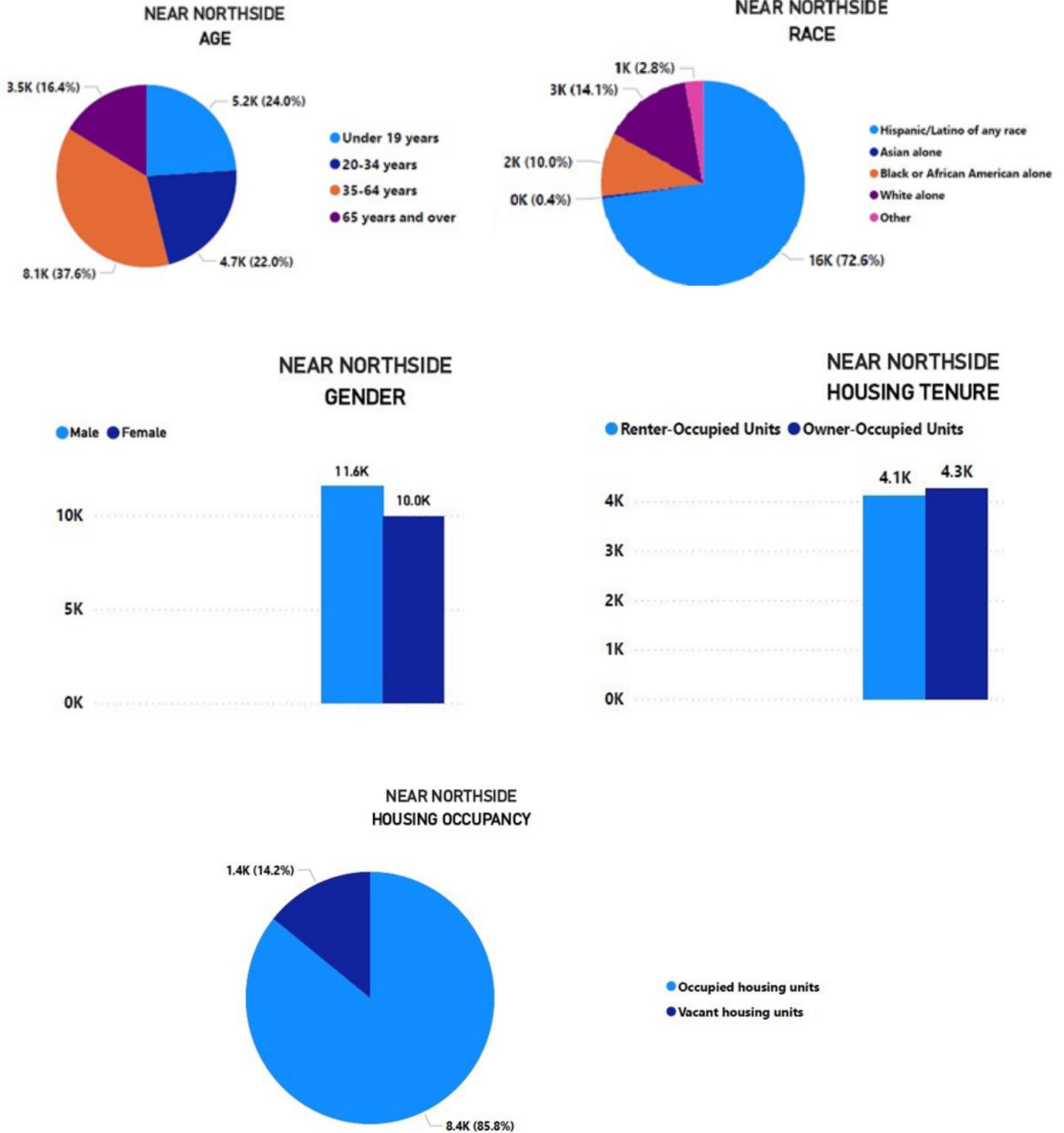
Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimate; Released in December 2024.

**Table 7: Near Northside Housing Data**

Category	Houston		Near Northside	
	#	%	#	%
Total population	2,300,419		21,509	0.9
Total households	916,536		8,363	0.9
Total housing units	1,023,112		9,746	1.0
Median home value	\$253,400		\$237,014	
Median year house built	1981		1955	
Median monthly household housing costs	\$1,352		\$969	
Vacant housing units	106,576	10.4	1,383	14.2
Occupied housing units	916,536	89.6	8,363	85.8
Owner-occupied units	384,672	37.6	4,252	43.6
Renter-occupied units	531,864	52.0	4,111	42.2
Median gross rent	\$1,313		\$1,125	
Housed population	2,224,705	96.7	21,254	98.8
Cost-burdened households	357,573	39.0	2,816	33.7

Source: US Census Bureau; 2019-2023 ACS 5-Year Estimate; released in December 2024.

## Exhibit B



Source: US Census Bureau; 2019-2023 ACS 5-Year Estimate; released in December 2024.

## Qualitative Data Analysis

A combined total of 66 individuals attended the two focus group sessions held on the Near Northside. In attendance at the sessions were residents from the Near Northside, affordable housing advocates, service providers, and public servants, with Near Northside residents in the majority.

Both sessions were co-sponsored. The Lindale Park Civic Club co-sponsored a session, and the Texas Department of Transportation co-sponsored a session.



Near Northside Focus Group Meetings. Source: ABLP

Additionally, interviews were conducted with five Near Northside affordable housing advocates and other stakeholders who have a vested interest in the neighborhood's revitalization. Data secured in this manner is included in the qualitative analysis.

The tables that follow document the input received at the Near Northside focus group sessions and via the interviews.

**Table 8: Near Northside Input Tally**

<b>Housing Needs</b>	
<b>What are the greatest housing needs in this neighborhood?</b>	
People want to stay in the neighborhood	4
More houses, less townhomes	3
Flood mitigation	3
Family homes	2
Senior assisted living	2
Add deed restrictions to new developments	1
<b>Where are the best locations to add new housing, and why?</b>	
Empty/vacant lots	3
Renovate and restructure old buildings/homes	3
Near work locations	1
Irvington & Fulton	1
<b>What can be done to increase the supply of affordable housing?</b>	
Government support/grant funding	3
Stop developers from buying up the land	2
Need to freeze property tax/freeze land value	2

<b>Service Needs</b>	
<b>What kind of services are needed by people who need housing or who are not adequately housed?</b>	
Community infrastructure	4
Supportive assistance for housing needs	3
Transportation access	3
Elderly people need adequate resources	3
Community assets are wanted, like daycares, Aldis, etc.	3
Sidewalks need to be worked on and made accessible to everyone	2

## Housing Needs Assessment: Near Northside

What kind of services are needed by people who need housing or who are not adequately housed? (contd.)	
Healthcare	2
Utility assistance	2
Reach out to the homeless population here	2
People who live here want to help the homeless population but lack the resources	2
Housing education	2
Bills assistance	2
Near Northside is a food desert	1
Educational assistance	1
Training classes	1
What kind of services are available to those who need housing or are not adequately housed?	
Not sure	3
Access for special needs individuals with disabilities	2

Individual Needs	
Are there any specific groups within the community that should be the focus of affordable housing efforts?	
Families	3
Seniors	3
Long-term residents	2
Individuals living in public housing who want to transition to live in affordable houses	1
Do elderly residents have adequate alternatives for remaining in the community as they age?	
No	7
Is homelessness or near-homelessness an issue for this neighborhood?	
Yes	7

Are special needs populations given adequate housing options?	
No	5

Additional Comments	
Green spaces and walkable spaces are desired	5
Residents want problems solved	4
Only qualified residents should live in affordable housing	3
The neighborhood is not very safe	3
Can't find owners of dilapidated homes	3
A lot of exits are close to neighborhoods, making it difficult for the people living here	2
The city needs to do a better job at enforcing vacant lands and demolition	2
There is a potential market in Near Northside	2
Redevelop the neighborhood	2
Chronic diseases are apparent in the neighborhood	2
Focus on community-led revitalization	2

Additional qualitative data were collected through a community survey. The results are displayed in the tables that follow. There were 39 respondents on the Near Northside. There were multiple answers per question, differing according to the tabulation of each question, as represented in Table 9.

**Table 9: Near Northside Community Survey Input Tally**

How many people live in your home currently?	
2	12
3	10
4	9
1	7
5 or more	1

## Housing Needs Assessment: Near Northside

<b>Please check the type of housing you prefer (Check as many as you like)</b>	
Housing for a family	27
Senior housing	6
Housing for one person	3
Special needs housing	1
Other	2
<b>Please check your preferred housing structure (Check as many as you like)</b>	
One story house	24
Two story house	6
Apartment unit	3
Duplex (2 Attached Units)	5
Fourplex (4 Attached Units)	1
<b>What monthly cost is affordable for your family/your household?</b>	
\$1,001 – \$1,500	14
\$500 – \$1,000	10
\$1,501 – \$2,000	8
Over \$2,000	1
Less than \$500	3
<b>Which support service(s) would help you with your housing needs? (Check as many as you like)</b>	
Childcare	3
Elderly services	5
Down payment assistance	2
Rental assistance	1
Money to renovate the house	5
Financial counseling	1
Credit counseling	1
Job placement	1

### Secondary Data Analysis

Information from a relevant Near Northside plan is summarized in this section. Needs identified in the plan are addressed below

#### **Near Northside Complete Communities Action Plan**

*City of Houston Department of Planning and Development | July 2018*

The **Near Northside Complete Communities Action Plan** addresses critical community needs in the Near Northside Affected Neighborhood. Housing needs are at the forefront of the community needs, with an emphasis on renovating existing housing, building new housing for various income levels, and promoting homeownership.

The plan indicates that achieving the foregoing requires expanding housing choice, increasing homeownership, and attracting new residents. Supporting current homeowners through housing counseling and home repair programs is cited as necessary. It was reported that the community needs a balanced mix of housing options, including single-family infill, affordable multi-family housing, and transit-oriented housing.

In addition to the need for new housing, the **Near Northside Complete Communities Action Plan** identifies renovating existing structures as a key priority, as this would help preserve the neighborhood's character. The community's interest in adopting minimum lot size restrictions and expanding historic districts is also expressed.

### Summary

As is true of the other Affected Neighborhoods, the Near Northside possesses numerous attributes, as outlined in Table 6. Most households are family households, with a percentage that approximates the citywide percentage. The homeownership rate, at 43.6%, is higher than the citywide rate of 37.6%. This may account for the fact that family households along with seniors were cited by focus group participants and survey respondents as needing to be the focus of affordable housing efforts.

The housed population is a high 98.8%. This compares favorably to the citywide figure. Households are larger than the citywide average, which has implications for preferred housing sizes and types. And, as it turns out, 69.2% of community survey respondents expressed a preference for single-family housing that is suitable for families, specifically large families.

The population is predominantly Hispanic/Latino of any race. Females outnumber males, albeit not by a substantial percentage. The median household income (\$53,678) is lower than the citywide average (\$62,894). This is reflective of the fact that females and members of the Hispanic/Latino and African American minority groups have been statistically proven to have lower

household incomes.

One-third (33.7%) of households are cost-burdened. The U.S. Department of Housing and Urban Development defines a household as cost-burdened if its monthly housing costs (including utilities) exceed 30% of its monthly income. A review of community input for Near Northside indicates that when service needs data are combined, cost burden is a reality for some residents.

Fifteen percent of households do not have a vehicle. This has implications for access to employment. However, this lack of vehicular access may well be tempered by access to the light rail transit line that traverses the neighborhood. This is supported by the fact that transportation assistance does not rank exceptionally high among the needs expressed by Near Northside residents and other respondents in the Near Northside.

The senior population (16.4%) is higher than the citywide senior population. This likely accounts for the large proportion of survey respondents (15.4%) who cited the need for senior housing.

Although new developments are trending, the neighborhood, originally settled in the 19th century, has a substantial number of housing units in need of repair. (See Figure 5) Participants in the community engagement process reflected this, as does the distressed housing documented in the windshield survey and as discussed in the [Near Northside Complete Communities Action Plan](#).

In summary, priority needs include funding for housing repairs, family housing, affordable housing for low- to moderate-income households, and senior housing, as well as supportive services such as childcare and senior services.



# Housing Needs Assessment: Greater Fifth Ward



Greater Fifth Ward Windshield Surveys. Source: ABLP

The Greater Fifth Ward is rich in history and culture. Initially settled by Whites and African Americans, for an extended period, it was a predominantly working-class community of African Americans. As the Hispanic/Latino population has grown throughout the city, the demographics of the Greater Fifth Ward have shifted to nearly reflect a balance between the two groups, as shown in Table 10.

Unfortunately, a substantial amount of the aging stock in this mature neighborhood needs rehabilitation. Figure 7 displays the prevalence of this need.



Figure 7: Greater Fifth Ward Distressed Housing Map

## Housing Needs Assessment: Greater Fifth Ward

Lyons Avenue, a once thriving and lively commercial corridor, is the site of ongoing redevelopment. There is a mixed-use development, including the revitalized and attractive Deluxe Theater, a Legacy Clinic, and numerous other signs of new life.



Greater Fifth Ward Focus Group Meetings. Source: ABLP

### Quantitative Data Analysis

Tables 10 and 11, respectively, display comparisons between citywide data and Greater Fifth Ward data related to socio-economic conditions and housing conditions.

**Table 10: Greater Fifth Ward Social & Economic Data**

Category	Houston		Greater Fifth Ward	
	#	%	#	%
Total Population	2,300,419		19,147	0.8
<b>Age Breakdown</b>				
Under 19 years	601,156	26.1	4,794	25.0
20-34 years	577,900	25.1	4,978	26.0
35-64 years	844,239	36.7	7,009	36.6
65 years and over	277,124	12.0	2,366	12.4
Median age	34		35	
<b>Gender</b>				
Female	1,161,915	50.5	10,414	54.4
Male	1,138,504	49.5	8,733	45.6

## Housing Needs Assessment: Greater Fifth Ward

Category	Houston		Greater Fifth Ward	
	#	%		
Total population	2,300,419		19,147	0.8
<b>Household Types</b>				
Total households	916,536		7,250	0.8
Family households	546,916	59.7	3,908	53.9
Non-family households	369,620	40.3	3,342	46.1
Average household size	2.5		3	
<b>Race and Ethnicity</b>				
Hispanic/Latino	1,013,768	44.1	9,237	48.2
Asian	156,983	6.8	275	1.4
Black or African American	517,798	22.5	7,777	40.6
White	542,885	23.6	1,453	7.6
Other	68,985	3.0	405	2.1
<b>Economic Profile</b>				
Median household income	\$62,894		\$43,761	
Population in poverty	445,810	19.4	6,325	33.0
Unemployed population	81,354	3.5	1,079	5.6
<b>Other</b>				
Households without a vehicle	88,288	9.6	1,415	19.5
Population with disability	251,204	10.9	3,026	15.8

Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimate; Released in December 2024.

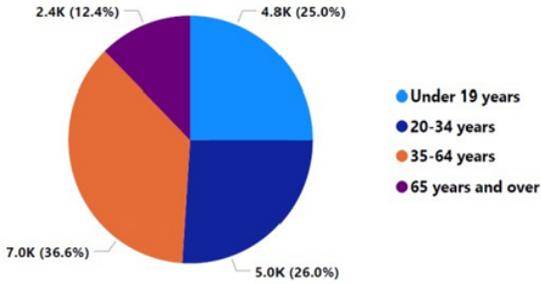
**Table 11: Greater Fifth Ward Housing Data**

Category	Houston		Greater Fifth Ward	
	#	%		
Total population	2,300,419		19,147	0.8
Total households	916,536		7,250	0.8
Total housing units	1,023,112		8,607	0.8
Median home value	\$253,400		\$159,900	
Median year house built	1981		1960	
Median monthly household housing costs	\$1,352		\$895	
Vacant housing units	106,576	10.4	1,357	15.8
Occupied housing units	916,536	89.6	7,250	84.2
Owner-occupied units	384,672	37.6	2,889	33.6
Renter-occupied units	531,864	52.0	4,361	50.7
Median gross rent	\$1,313		\$993	
Housed population	2,224,705	96.7	19,070	99.6
Cost-burdened households	357,573	39.0	2,820	38.9

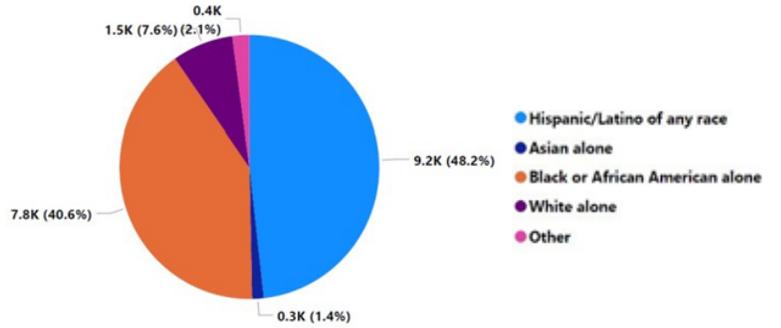
Source: US Census Bureau; 2019-2023 ACS 5-Year Estimate; released in December 2024.

## Exhibit C

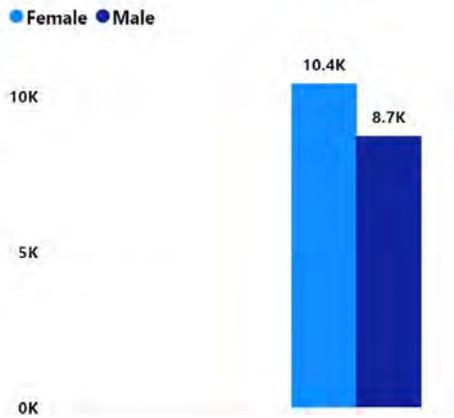
**GREATER FIFTH WARD  
AGE**



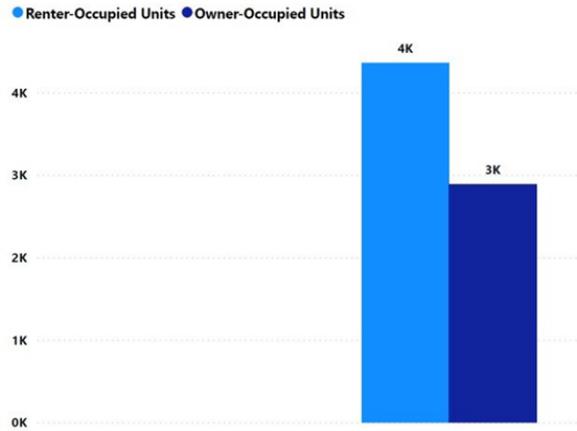
**GREATER FIFTH WARD  
RACE**



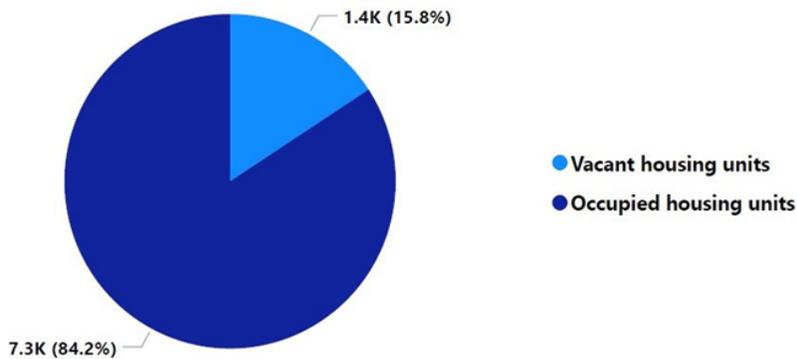
**GREATER FIFTH WARD  
GENDER**



**GREATER FIFTH WARD  
TENURE**



**GREATER FIFTH WARD  
HOUSING OCCUPANCY**



Source: US Census Bureau; 2019-2023 ACS 5-Year Estimate; released in December 2024.

## Qualitative Data Analysis

The qualitative analysis is based on input secured via interviews with individuals who have a stake in the revitalization of the Fifth Ward Affected Neighborhood. Qualitative input was also received at focus group sessions.



Greater Fifth Ward Focus Group Meetings. Source: ABLP

The following tables display input received from residents, service providers, elected officials, affordable housing advocates, and other stakeholders with a vested interest in the revitalization of the Greater Fifth Ward.

**Table 12: Greater Fifth Ward Input Tally**

<b>Housing Needs</b>	
<b>What are the greatest housing needs in this neighborhood?</b>	
Repair existing homes	12
Affordable housing for Fifth Ward residents	11
Senior housing	7
Quiet, clean, and safe places to live	4
State, city, county collaboration	4
Single-family housing	3
Down payment assistance	3
Help those who make under \$75k/year buy homes in Fifth Ward	3
Development	3
Fifth Ward needs family-sized houses	3
Fifth Ward style homes	2
Multifamily housing	2
Mixed-use housing	2
Tiny homes	1

<b>Service Needs</b>	
<b>What kind of services are needed by people who need housing or who are not adequately housed?</b>	
Repair/renovation assistance	12
Education/counseling	6
Support services	6
Homebuying/homeowner education	5
Heirship education	5
Not many services are available	5
Down payment assistance	4

## Housing Needs Assessment: Greater Fifth Ward

<b>What kind of services are needed by people who need housing or who are not adequately housed? (contd.)</b>	
Renovation/repairs assistance	4
Mental health services	3
Quiet, clean, safe place to live	3
Relocation support services	3
Navigation Center	3
Fifth Ward Community Redevelopment Corporation	3
HUB	2
Houston Habitat	2
Fifth Ward Chamber of Commerce	2
Make space for necessary occupations (teachers, firefighters, etc.)	2

<b>Individual Needs</b>	
<b>Are there any specific groups within the community that should be the focus of affordable housing efforts?</b>	
Seniors	10
Families within Fifth Ward	8
Low-income households/families	6
Displaced residents of Cuney, Conservation Zones, and Kelly Village	2
Foster youth aging out of Texas system	2
<b>Do elderly residents have adequate alternatives for remaining in the community as they age?</b>	
No	4
Resources are not present or known to residents	2
<b>Is homelessness or near-homelessness an issue for this neighborhood?</b>	
Yes	23

## Housing Needs Assessment: Greater Fifth Ward

Are special needs populations given adequate housing options?	
No	6
Resources are very limited	4

Additional Comments	
Increasing housing developments, prices, land values, and taxes	9
Investors are land-grabbing by whatever means possible	9
Housing is not just housing	8
Gentrification is an issue	4
Inflation and economy are playing a part in affordability	4
People don't want to sell their land	4
Source people who live in Fifth Ward to build affordable homes	4
Predatory practices	4
The City of Houston is not in favor of developing Fifth Ward	3

A community survey was also conducted to secure qualitative data. 11 residents of the Greater Fifth Ward responded to this survey, the results of which are displayed in the tables that follow. There were multiple answers per question, differing according to the tabulation of each question, as represented in Table 13.

**Table 13: Greater Fifth Ward Community Survey Input Tally**

How many people live in your home currently?	
1	3
2	3
4	2
5 or More	2
3	1

Please check the type of housing you prefer (Check as many as you like)	
Housing for a family	9
Housing for one person	2
Please check your preferred housing structure (Check as many as you like)	
One story house	9
Two story house	2
What monthly cost is affordable for your family/your household?	
\$500 – \$1,000	4
\$1,501 – \$2,000	3
Over \$2,000	2
Less than \$500	1
Which support service(s) would help you with your housing needs? (Check as many as you like)	
Job training	7
Rental assistance	7
Childcare	3
Money to renovate the house	2
Financial counseling	1
Job placement	1

## Secondary Data Analysis

In this section, a summary of housing and supportive services needs identified in two Greater Fifth Ward community plans is presented.

### Fifth Ward GO Neighborhoods Quality of Life Agreement

*Local Initiatives Support Corporation - Houston | 2021*

In 2018, neighborhood leaders, residents, and community development experts entered into a collaborative agreement with the Local Initiatives Support Corporation to create goals and initiatives aimed at improving the quality of life for residents in the Greater Fifth Ward Affected Neighborhood. The [Fifth Ward GO Neighborhoods Quality of Life Agreement](#), published in 2021, includes the following housing goals:

- Support existing homeowners and expand homeownership opportunities for our families, including through the expansion of home repair programs, estate planning workshops, and first-time homebuyer assistance
- Advocate for the development of diverse housing models that are affordable to our families, prevent displacement, and preserve the character of our community
- Preserve affordable housing and provide resources to renters to prevent displacement, including workshops on protection and renters' rights
- Address abandoned properties, implement neighborhood cleanups, encourage neighbors to report dumping and other nuisances to 311, and explore neighborhood protection tools
- Prioritize and advocate for infrastructure investments in our community, including street drainage improvements and streetscaping

### **Greater Fifth Ward Resilience Plan**

*City of Houston | June 2024*

The Greater Fifth Ward community collaborated with the City of Houston in 2024 to create the **Greater Fifth Ward Resilience Plan**. One of the most pressing issues that is identified relates to housing needs, driven primarily by the impact of floodwater damage and the slow recovery from previous disasters.

Residents expressed a need for access to affordable and reliable energy, which affects both residents and local businesses. The preservation of affordable housing and the prevention of displacement were needed to ensure that residents can maintain and sustain affordable homes in a resilient community.

Additionally, residents emphasized the importance of flood-resilient measures and the reduction of gentrification. Residents also expressed a need for greater support from the city to improve social services, expand public transportation, and address the social vulnerability that places the Greater Fifth Ward among the most at-risk neighborhoods in the region.

### **Summary**

The distribution of age groups in the Greater Fifth Ward is very similar to the citywide distribution, including among seniors. However, the housing needs of seniors ranked high among focus group participants. Likely, their service needs are closely tied to the need for housing repairs and other forms of assistance.

The gender breakdown is more disparate. The female percentage of the population, at 54.4%, is higher than the citywide figure of 50.5%. The affordability challenges of this population group may

be influenced by economic conditions specific to female-headed households.

Hispanics and African Americans are the majority in the population. The substantially lower median income for the neighborhood population supports the statistical evidence that African American and Hispanic/Latino households are more likely to be disadvantaged economically than other groups in the population. The substantially higher poverty rate (33% vs. 19.4% citywide) is another indicator that affordable housing for low- to moderate-income households residing in the Greater Fifth Ward is in high demand. The sample size is insubstantial, but it is worth noting that most respondents chose the lowest amount among the choices for a monthly housing cost that is affordable.

The percentage of individuals aged 65 and above is 12.4%. This is a substantial proportion of seniors and community members who frequently expressed a desire for senior housing. Providing housing options for seniors remains a significant priority. Focus group participants expressed deep concern about the lack of opportunities for seniors to age in place.

Just over half of households (53.9%) are classified as family households, and most people in the community survey selected family housing as their preferred option.

Census data show that the average household size is three, slightly above the citywide average. These smaller households may have different housing needs than larger ones, which will be examined during the planning process.

The substantial proportion of households without access to a vehicle (19.5%) serves as an indicator of economic disadvantage, suggesting that limited transportation may hinder access to employment opportunities necessary for securing quality housing.

The median year of housing construction in the neighborhood is 1960, and a significant portion of the older housing stock is exhibiting signs of distress. Consequently, there is a considerable need for housing repairs, as well as for information regarding the availability of housing repair funding.

Abandoned and vacant properties, noted during the windshield survey, and in the [Fifth Ward GO Neighborhoods Quality of Life Agreement](#), are a concern in this established low- to moderate-income neighborhood. The need for repairs is the most frequently cited issue among focus group participants.

The population of people with disabilities numbers 3,026. Community members indicated that these individuals are not provided with adequate housing options.

Overall, individuals want affordable housing. Priority needs are senior housing, housing for families, housing for the unhoused, and funding for housing repairs.

# GREATER THIRD WARD

Greater Third Ward is a close-in neighborhood located approximately three miles southeast of downtown Houston. Like Fifth Ward, it was initially part of a Houston political ward system that has long been abandoned. However, the name remains.

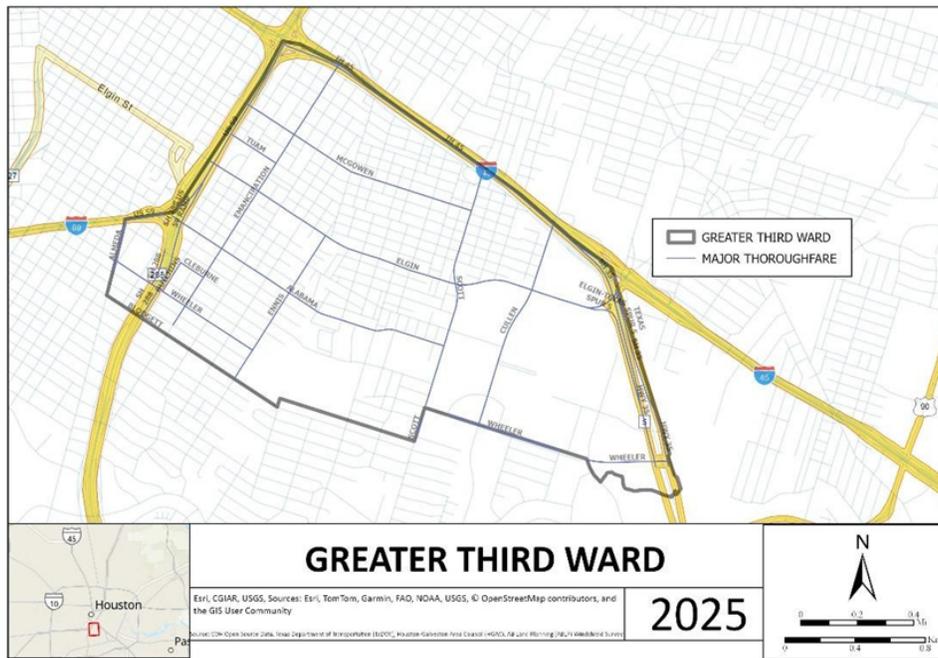


Figure 8: Greater Third Ward Boundary Map

This Affected Neighborhood features a variety of housing types. Recently, many multistory townhomes have replaced areas that once held single-family homes. Some new one-story single-family residences have also been built on land provided to affordable housing developers by the Midtown Redevelopment Authority. Additionally, the neighborhood is home to three senior housing developments.

Most new construction has occurred in the northern end of the neighborhood. Project Row House Community Development Corporation manages 30 rental units, in addition to Project Row Houses, which are small, wood-frame homes repurposed as a site for various community enrichment activities.

Homes in the southern sector of the neighborhood are larger and less modest than the wood-frame homes that have traditionally populated the northern sector of the neighborhood.

## Housing Needs Assessment: Greater Third Ward



Greater Third Ward Windshield Surveys. Source: ABLP

The northern end of the neighborhood is where most housing in need of repair is located. Figure 9 displays the location of this housing.

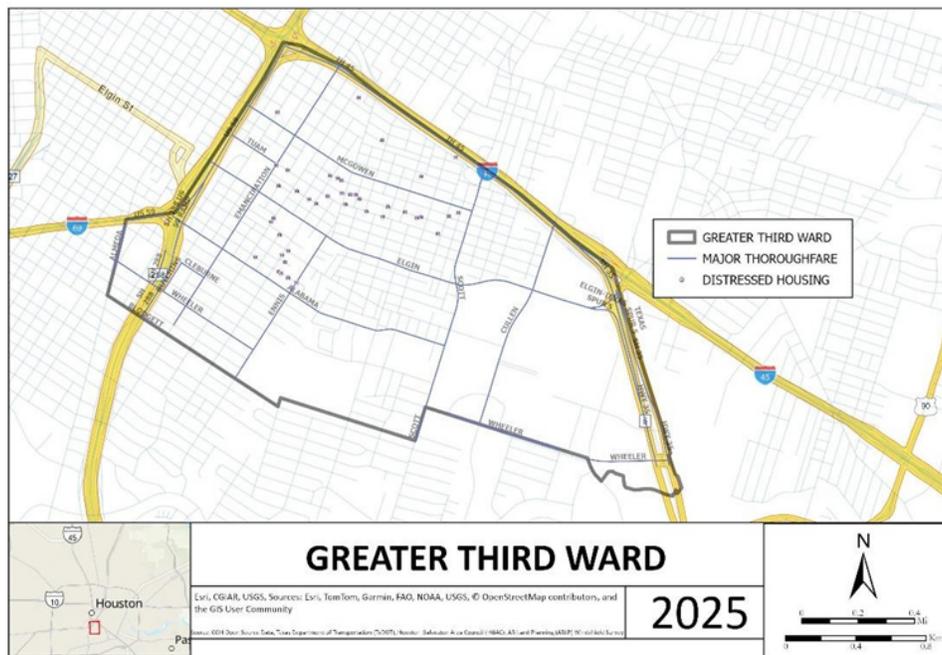


Figure 9: Greater Third Ward Distressed Housing Map

Community residents take immense pride in the neighborhood's historical, cultural, and civic traditions. Located here is Emancipation Park, which was founded by the freedmen. In addition, there are several cultural institutions, including the historic Eldorado Ballroom, a restored and iconic music venue that now features a restaurant, bookstore, and retail establishments.

Additionally, numerous civic organizations, churches, and community development corporations are highly active. The latter are engaged in affordable housing development.

Texas Southern University and the University of Houston are located a few blocks apart, within the same neighborhood.

Of concern is the fact that property taxes levied on the high-end townhomes that are densifying the neighborhood are having a negative impact, as they raise the property taxes imposed on nearby, more modestly priced homes. This is a challenge faced by long-term residents, as well as occupants of newly constructed affordable homes.



**Greater Third Ward Focus Group Meetings. Source: ABLP**

### Quantitative Data Analysis

Tables 14 and 15 that follow display social, economic, and housing data for the Greater Third Ward, compared to the entire city of Houston.

**Table 14: Greater Third Ward Social & Economic Data**

Category	Houston		Greater Third Ward	
	#	%	#	%
Total Population	2,300,419		17,259	0.8
<b>Age Breakdown</b>				
Under 19 years	601,156	26.1	5,762	33.4
20-34 years	577,900	25.1	5,434	31.5
35-64 years	844,239	36.7	4,405	25.5
65 years and over	277,124	12.0	1,658	9.6
Median age	34		32	
<b>Gender</b>				
Female	1,161,915	50.5	9,565	55.4
Male	1,138,504	49.5	7,694	44.6

## Housing Needs Assessment: Greater Third Ward

Category	Houston		Greater Third Ward	
	#	%	#	%
Total population	2,300,419		17,259	0.8
<b>Household Types</b>				
Total households	916,536		5,261	0.6
Family households	546,916	59.7	2,320	44.1
Non-family households	369,620	40.3	2,941	55.9
Average household size	2.5		2	
<b>Race and Ethnicity</b>				
Hispanic/Latino	1,013,768	44.1	2,249	13.0
Asian	156,983	6.8	1,509	8.7
Black or African American	517,798	22.5	10,013	58.0
White	542,885	23.6	3,019	17.5
Other	68,985	3.0	468	2.7
<b>Economic Profile</b>				
Median household income	\$62,894		\$63,813	
Population in poverty	445,810	19.4	4,062	23.5
Unemployed population	81,354	3.5	1,167	6.8
<b>Other</b>				
Households without a vehicle	88,288	9.6	1,482	28.2
Population with disability	251,204	10.9	2,453	14.2

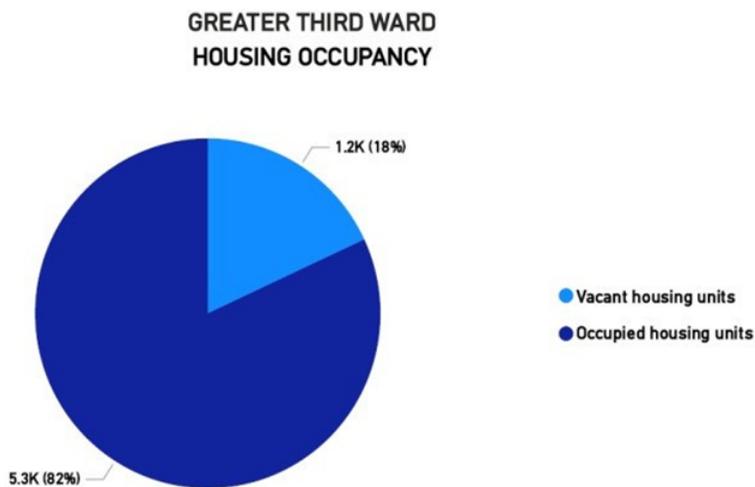
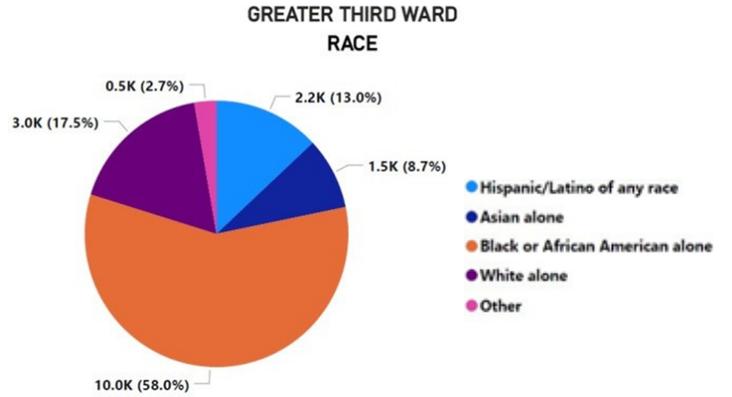
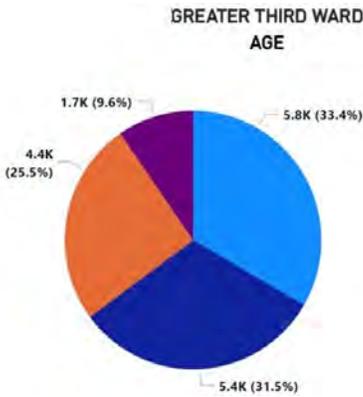
Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimate; Released in December 2024.

**Table 15: Greater Third Ward Housing Data**

Category	Houston		Greater Third Ward	
	#	%	#	%
Total population	2,300,419		17,259	0.8
Total households	916,536		5,261	0.6
Total housing units	1,023,112		6,420	0.6
Median home value	\$253,400		\$310,971	
Median year house built	1981		1966	
Median monthly household housing costs	\$1,352		\$1,105	
Vacant housing units	106,576	10.4	1159	18.1
Occupied housing units	916,536	89.6	5,261	81.9
Owner-occupied units	384,672	37.6	1,972	30.7
Renter-occupied units	531,864	52.0	3,289	51.2
Median gross rent	\$1,313		\$928	
Housed population	2,224,705	96.7	10,864	62.9
Cost-burdened households	357,573	39.0	2,161	41.1

Source: US Census Bureau; 2019-2023 ACS 5-Year Estimate; released in December 2024.

## Exhibit D



Source: US Census Bureau; 2019-2023 ACS 5-Year Estimate; released in December 2024.

## Qualitative Data Analysis

Qualitative data was obtained from participants in focus group sessions, as well as via interviews. The tables below combine the input received at a focus group session co-sponsored by the Third Ward Community Cloth Cooperative with input from a focus group session co-sponsored by the Texas Department of Transportation, as well as input from interviews with civic leaders, affordable housing advocates, and public officials.



Greater Third Ward Focus Group Meetings. Source: ABLP

**Table 16: Greater Third Ward Input Tally**

<b>Housing Needs</b>	
<b>What are the greatest housing needs in this neighborhood?</b>	
Housing for seniors and long-term residents	17
Affordable low and moderate-income housing	6
Multi-family housing	5
Maintenance funding	4
Single-family housing	4
Mixed income and mixed- use housing developments	3
Remove investment companies from being able to purchase properties	3
Affordable inventory	3
Transportation routes	3
Accessibility to locations (safe streets, sidewalks, etc.)	3
More housing options	2
Quality houses	2
Increase subsidies to reduce the cost of present stock	2
Variety of quality in affordable housing	2
Repair existing houses	2
State, city, county collaboration	2
Affordable rental housing	2
Workforce housing for teachers, nurses, firefighters, etc.	2
Make homes resistant to flooding	1
<b>Where are the best locations to add new housing, and why?</b>	
Vacant lots	6
Repurpose old buildings	4
Repair old homes	3
Abandoned properties	3
Land held by churches	3
Vacant lots owned by Midtown Redevelopment Corporation	1

## Housing Needs Assessment: Greater Third Ward

What can be done to increase the supply of affordable housing?	
Provide incentives to create new affordable housing	4
Collaboration between the City of Houston and Harris County	3
Enhance access to capital/funding to support affordable housing	3
Repurpose old buildings	3
Make sure the housing speaks to the demographics of the neighborhood	2
What are the greatest housing challenges in this neighborhood?	
No adequate alternatives for staying in Third Ward	7
New housing is not affordable for the people who already live here	4
Absentee landlords	4
Elderly and disabled people are unable to keep up with homeownership expenses/rent	3
Abandoned properties	3
It is too expensive for elderly people to live on their own	3

Service Needs	
What kind of services are needed by people who need housing or who are not adequately housed?	
Access to fresh, healthy food for low to moderate-income	4
Housing counseling	4
Housing vouchers	4
Downpayment assistance	3
Homeowner education (maintaining property, value of homeownership)	3
Assistance for first time homebuyers	3
Sustainability to support families: educate them to grow food in their backyards	3
Heirship education	2
Mental health support	2
Food banks	2

## Housing Needs Assessment: Greater Third Ward

<b>What kind of services are needed by people who need housing or who are not adequately housed? (contd.)</b>	
Life skills counseling	2
Convenient public transit	2
Ultimate resource list that is transparent and easily accessible	2
Healthcare facilities	2
Community-based markets	2
Community education	2
Renters' education	1
<b>What kind of services are available to those who need housing or are not adequately housed?</b>	
Not many exist	6
Not many resources are known or accessible	6
I do not know	1

<b>Individual Needs</b>	
<b>Are there any specific groups within the community that should be the focus of affordable housing efforts?</b>	
Seniors	7
Low to moderate income	5
Young, growing families	4
Renters	3
Homeless people	3
Individuals with special needs	3
Single parents	3
College students	3
Residents of the "Bottoms" section of Northern Third Ward	2
Needs of entrepreneurs in the neighborhood like barbers, estheticians, retail owners, etc.	2

## Housing Needs Assessment: Greater Third Ward

Are there any specific groups within the community that should be the focus of affordable housing efforts? (contd.)	
Seniors who would like to downsize to a smaller home	2
Everyone	2
Do elderly residents have adequate alternatives for remaining in the community as they age?	
No	23
Is homelessness or near-homelessness an issue for this neighborhood?	
Yes	17
There is a lot of “informal homelessness”	2
There will be homelessness soon because of this project	2
Some people are near-homeless	2
Are special needs populations given adequate housing options?	
No	20
I don't know	3
They need accessibility to resources	2

Additional Comments	
Pattern of nepotism	3
Quality, affordability, and accessibility are key to creating intergenerational safety and homeownership stability	2
Land is being held by churches and the MRA	2
Incorporate green spaces (beautification)	2
Eradicate redlining	1

Qualitative data was also obtained via a community survey. 26 individuals completed the community survey. The tables below document the results. There were multiple answers per question, differing according to the tabulation of each question, as represented in Table 17.

**Table 17: Greater Third Ward Community Survey Input Tally**

<b>How many people live in your home currently?</b>	
1	27
2	6
3	4
4	4
5 or More	1
<b>Please check the type of housing you prefer (Check as many as you like)</b>	
Housing for a family	17
Senior housing	4
Housing for one person	2
Special Needs Housing	2
Other	1
<b>Please check your preferred housing structure (Check as many as you like)</b>	
One-story house	12
Two-story house	5
Duplex (2 Attached Units)	3
Apartment unit	2
Fourplex (4 Attached Units)	1
Triplex (3 Attached Units)	1
Other	1
<b>What monthly cost is affordable for your family/your household?</b>	
\$500 – \$1,000	7
\$1,001 – \$1,500	7
\$1,501 – \$2,000	6
Less than \$500	2
Over \$2,000	1

Which support service(s) would help you with your housing needs? (Check as many as you like)	
Other	4
Elderly services	4
Down payment assistance	4
Rental assistance	2
Money to renovate the house	2
Credit counseling	1
Financial counseling	1
Job placement	1

## Secondary Data Analysis

### Third Ward Complete Communities Action Plan

*City of Houston Department of Planning and Development | July 2018*

The **Third Ward Complete Communities Action Plan** outlines a comprehensive vision for creating a healthier, more prosperous, resilient, and equitable community. Housing needs remain a core focus, with an emphasis on providing quality affordable housing as one of the most critical priorities. The plan’s four key housing goals—building new affordable units, protecting current owners and renters from displacement, preserving existing housing stock, and fostering a shared community vision are rooted in community input and existing data.

In addition to housing, the importance of building community capacity and supporting economic growth is recognized. In addition, the importance of creating more local jobs, nurturing small businesses, and expanding employment opportunities across the neighborhood. Supporting small businesses and fostering economic investment not only improves residents’ financial stability but also enhances access to essential services and amenities, such as groceries and household essentials. The plan also emphasizes the need for vibrant public spaces, improved neighborhood mobility through enhanced transit, sidewalks, and streetscaping.

## Summary

Greater Third Ward has a higher median household income than the citywide median income. However, 23.5% of the population is below the poverty line. And slightly higher than 40% of the population is not in the labor force.

Most residents are minorities, as only 17.5% identify as white. Hispanic/Latino and African American households in Greater Third Ward have higher poverty, unemployment, and labor force

nonparticipation rates than is the case citywide. All these things harm the ability to afford quality housing.

The **Third Ward Community Action Plan** reflects an awareness of the economic distress of much of the population of Greater Third Ward. The plan, therefore, addresses ways to boost employment.

Affordability of housing is clearly an issue. Most survey respondents chose the lowest option in response to what they consider the most affordable monthly housing cost. Affordable housing developers, affordable housing professionals, and focus group participants all identified affordable housing as a top priority.

Moreover, 41.1% of households in the Greater Third Ward are paying more than 30% of their household income for housing expenses. These cost-burdened households are likely sacrificing other essentials to pay for housing.

The highest priority expressed by focus group participants is for housing for seniors who desire to age in place. The community survey responses also identified senior housing as a priority need. Survey respondents placed family housing as their top priority, despite the majority of respondents being in one-person households.

Lastly, focus group participants consistently cited homelessness and the risk of homelessness as significant concerns. Since unhoused persons tend to congregate in downtowns and close-in neighborhoods when downtowns become inhospitable, this is a matter of urgent concern. In summary, priority needs include affordable housing for low- to moderate-income households, with a focus on families and seniors; housing and services for the unhoused; and funding for housing repairs.

# APPENDIX

## Appendix A

### Focus Group Session Participants By Affected Neighborhood

Affected Neighborhood: Independence Heights	
Participant Name	Participant Affiliation
Amy Dinn	Lone Star Legal Aid
Natasha Thompson	Lone Star Legal Aid
James Johnson	Super Neighborhood 13
Tommy A.	BFG
Aimee VonBokel	Independence Heights Redevelopment Council Board of Directors
Daniella Getsinger	Adaapta
Linda Carper	CFB
Mardie Paige	Fifth Ward Super Neighborhood Council
Edward Scott	Resident
Tonya Wells	Independence Heights Redevelopment Council Board
Anton Edwards	Houston Habitat for Humanity
Co-Sponsor: Independence Heights Redevelopment Council	

Affected Neighborhood: Independence Heights	
Participant Name	Participant Affiliation
Linda Caper	Resident
Shery Batts	Resident
Jake A. Nnumu	Resident
Vickie L. Kesee	Resident
Darron Thompson	Resident
Anita Shaughfree	Resident

## Housing Needs Assessment

Isaiah Woffee	Resident
Marjorie Williams	Resident
Many Williams	Resident
Yuefra Leaper	Resident
Charlotte Grimes	Resident
Helen Chou	Council Member Sallie Alcorn representative
Monique Alexander	Resident
Lonnie Bernard	Resident
Tyrone Bernard	Resident
Cynthia Howard	Resident
Shirley Ayres	Resident
Cynthia A. Bernard	Resident
Jo Chatman	Resident
Jean Biasseau	Resident
Yvette Leno	Resident
Arden	Resident
Erika Bush	Resident
Moncontia	Resident
Lora R. Brown	Resident
Hope Anderson	Resident
John Anderson	Resident
Dana M. Earle	Resident
Cheronda Washington	Resident
Brenda Tucker	Resident
Jo W.	Resident

**Co-Sponsor: Texas Department of Public Transportation**

## Housing Needs Assessment

<b>Affected Neighborhood: Independence Heights</b>	
<b>Participant Name</b>	<b>Participant Affiliation</b>
Anton Edwards	Providence CDC
James Winston	Windsor Village Spring Neighborhood/Resident
Aimee Van Beek	Independence Heights Super Neighborhood - Resident
Malyka Jenkins	Providence CDC/Resident
Jocelyn Moore	Mt. Pilgrim MBC/Resident
Susan McCutcheon	Mt. Pilgrim MBC/Resident
Danny Asberry El	IHRC/Resident
Jay Branch	Resident
Bryce Quandell	Office of Commissioner Rodney Ellis/Resident
Edward Scott	Resident
Natasha Johnson	Resident
Billy R. Williams	Resident
Olivia C. Bush	Habitat for Humanity/Resident
Marian Murray	Resident
Tonia Wells	IHRC/Resident
Pastor Joseph Johnson	Greater Mt. Pilgrim/Resident
<b>Co-Sponsor: Mt. Pilgrim Missionary Baptist Church</b>	

<b>Affected Neighborhood: Near Northside</b>	
<b>Participant Name</b>	<b>Participant Affiliation</b>
Joe M. Ramirez	Resident
Janet Garret	Stick Figures Studio
Javra Rendeleka	Resident
Maxwell Eshell Braziel	HCH
Elijah Duncan	Resident
Randy Burley	Resident

## Housing Needs Assessment

Laken Burley	Resident
Sandie Middleton	VK
Melissa McDonough	Melissa for Congress
Bernice Garza	Governmental entity
Sonia Sohn	Governmental entity
Jehanne Briva	Resident
Deborah Jefferson	Resident
Gilberto Garcia Martinez	Resident
Richard Nevis	Resident
Andrea Luna	Governmental entity
Benigno Smith	Hope CDC
Allia Valles	Governmental entity
Kathrin Gallardo	Resident
Sergio Gallardo	Resident
Peggy Ferguson	AT&T
Curtis Wilson Jr.	Houston Housing Authority
Michael Brown	Lindale Civic Club
Augustine Castillo	Resident
<b>Co-Sponsor: Texas Department of Public Transportation</b>	

<b>Affected Neighborhood: Near Northside</b>	
<b>Participant Name</b>	<b>Participant Affiliation</b>
Anthony D'Souza	Air Alliance
Norma Martinez	Resident
Joey Alan Aleman	Resident
Paul Smith	Lindale Park Civic Club
Celia Valle	Council member Castillo staff
Camille Webb	Lindale Park Civic Club

## Housing Needs Assessment

Ed Reyes	Resident
Tina M Campos	Resident
Andrea Tomba	Resident
Emily Sabol	Resident
Alex Sabol	Resident
Teresa Garcia	Resident
Gloria Morao	Resident
Patsy Gurns	Resident
Veronica Cabadullo	Resident
Tom Reams	Resident
Mike Bowles	Resident
Richard Aleman	Resident
Carol Smith	Resident
Erika A.	Resident
Diamond Pham	Air Alliance
Jenn Erdely	Resident
Dannie Morsajtis	Resident
Jesse Abbrameit Hughes	Resident
Heidi Helleriegel	Resident
Michael Brown	Resident
Celia Valle	Resident
Susan Trevino	Resident
Vicky Salinas	Resident
Jo Burke	Resident
Paul Smith	Resident
Shireen Hyrapiet	For A Pawsitive Future
Dr. Montano	Resident

**Co-Sponsor: Lindale Park Civic Club**

## Housing Needs Assessment

Affected Neighborhood: Greater Fifth Ward	
Participant Name	Participant Affiliation
Bridgette Dorian	Fifth Ward Chamber of Commerce
Allison Hay	Houston Habitat
Brandon Cofield	Fifth Ward Community Redevelopment Corporation
Naseeka Cox	Fifth Ward Community Redevelopment Corporation
Christa Stoneham	Houston Land Bank
Anibeth Turcios	Greater Northside Management District
Kathy Payton	Fifth Ward Community Redevelopment Corporation
<b>Co-Sponsor: Fifth Ward Community Redevelopment Corporation</b>	

Affected Neighborhood: Greater Fifth Ward	
Participant Name	Participant Affiliation
Melvin Williams	Resident
Arlene James	Resident
Nisha Stanton	Governmental entity
Liza Redmon	Resident
Abdul Hameed	Council Member Ramirez
Christen Johnson	Resident
MaryAnn Thompson	Resident
Shirley Gilbert	Resident
Martina Mickels	Resident
Kierra Tugwell	Resident
Tricia Kueper	Resident
LaTisha Daniels	Resident
Loretta Parker	Healthcare for Everyone
Yolanda Vann	Resident

## Housing Needs Assessment

Barbara Jefferson	Resident
Kevin Colin	Resident - Pastor
Neil Thompson	Fifth Ward Community Redevelopment Corporation
Danielle Flanagan	Governmental entity
Jason Idowu	Avenue CDC
Alan Velasquez	Buffalo Bayou Partnership
<b>Co-Sponsor: Texas Department of Public Transportation</b>	

<b>Affected Neighborhood: Greater Third Ward</b>	
<b>Participant Name</b>	<b>Participant Affiliation</b>
Michelle Barnes	Community Artists Collective
Ken Rodgers	Super Neighborhood 67
Gale Waden	Third Ward Community Cloth Cooperative
Ed Pettit	Friends of Columbia Tap
Theola Petteway	Third Ward Community Cloth Cooperative
Jason Hyman	Office of Jason Hyman
Alicia Neal	EEDC
Sharone Mayberry	Mayberry Homes, Inc.
Previn Johns	CES
Andrea Cooksey	MWNC
Maia Shelby	Third Ward Community Cloth Cooperative
<b>Co-Sponsor: Third Ward Community Cloth Cooperative</b>	

<b>Affected Neighborhood: Greater Third Ward</b>	
<b>Participant Name</b>	<b>Participant Affiliation</b>
Myles Henson	Resident
Carolina Soto	Resident

## Housing Needs Assessment

Theresa Rowe	Resident
Lauren Marshall	Resident
Cris Wright	Resident
Pruin Jones	Resident
Robyn Owens	Resident
Leslie Smith	Change Happens CDC
Claudia Corotto	Resident
Hope Miller	Resident
Ashley Johnson	Resident
Jehanne Brian	Resident
Amanda Sapp	Resident
Lynn Henson	Houston Housing Authority
Nailah Anderson	Keller Williams
Alyson Griffin	CrossCountry Mortgage
<b>Co-Sponsor: Texas Department of Public Transportation</b>	

## Appendix B

### Developer Focus Group Sessions

Citywide Developer Focus Group	
Participant Name	Participant Affiliation
Olubenga Olauye	Houston Housing Collaborative
Curtis Davis	Houston Housing Collaborative
Mayra Bontemps	Houston Housing Collaborative
Paul D. Charles	Neighborhood Recovery CDC
Anton Edwards	Houston Habitat for Humanity
Linda Ragland	Womack Development
Chemelle Duncan	LINA Houston

## Housing Needs Assessment

Ann Rosenwinkel	GSMA, Inc.
Lindsay Williams	Houston Land Bank
Greg Stewart	GSXI
Chylis Johnson	Concierge Designs
Dr. Monique Williams	Bread of Life, Inc
Rev. Jason Moreno	Christ Memorial Lutheran Church
Pastor Camelia Joseph	Kingdom Works, Inc
Lyle Jackson	I-Homes & The LJ Group Estate
<b>Co-Sponsor: Houston Housing Collaborative</b>	

## Appendix C

### Interviews

Geography	# of Participants	Interview Subject/ Organization Represented	Rationale for Interviewing
Independence Heights	1	<ul style="list-style-type: none"> <li>• Reverend Ray Mackey <i>Pastor, Mt. Pilgrim Missionary Baptist Church</i></li> </ul>	Civic leader/ community stakeholder
Independence Heights	2	<ul style="list-style-type: none"> <li>• Aimee VonBokel <i>Principal Officer, Independence Heights Redevelopment Council</i></li> <li>• Amy Dinn <i>Litigation Director, Lone Star Legal Aid</i> <i>Member, Independence Heights Redevelopment Council</i></li> </ul>	Civic leader & community stakeholder
Near Northside	1	<ul style="list-style-type: none"> <li>• Rebecca Reyna <i>Executive Director, Near Northside Management District</i></li> </ul>	Service provider - community economic development
Near Northside, Independence Heights, and FifthWard	1	<ul style="list-style-type: none"> <li>• Adrian Garcia <i>Harris County Commissioner, Precinct 2</i></li> </ul>	Civic leader & affordable housing advocate

## Housing Needs Assessment

Geography	# of Participants	Interview Subject/ Organization Represented	Rationale for Interviewing
Near Northside	1	• Michael Hernandez	Service provider
Near Northside	1	• Michael Brown	Affordable housing advocate
Fifth Ward	1	• Preston Witt <i>Chief Executive Officer, Harmony House, Inc.</i>	Supportive housing service provider
Fifth Ward	1	• Kathy Payton <i>President &amp; CEO, Fifth Ward Community Redevelopment Corporation</i>	Affordable housing developer
Fifth Ward	1	• Frank Liu <i>Fifth Ward Chamber of Commerce</i>	Affordable housing developer
Fifth Ward	1	• Bridgette Dorian <i>President, Fifth Ward Chamber of Commerce</i>	Civic leader & community stakeholder
Fifth Ward	2	• Joetta Stevenson <i>President, Fifth Ward Super Neighborhood Council</i> • Reverend Vastine Watson <i>Member, Fifth Ward Super Neighborhood Council</i>	Civic leaders & community stakeholders
Third Ward	2	• Assata Richards <i>Director, Sankofa Research Institute</i> <i>Board chair, Houston Community Land Trust</i> • Tamika West <i>Associate Director, Sankofa Research Institute</i>	Affordable housing advocates & Third Ward civic leaders
Third Ward	1	• Ken Rodgers <i>President, Third Ward Super Neighborhood Council</i>	Civic leader & affordable housing advocate
Third Ward	1	• Sean Haley <i>Executive Director, Center for Civic &amp; Public Policy Improvement</i>	Affordable housing advocate & affordable housing service provider

## Housing Needs Assessment

Geography	# of Participants	Interview Subject/ Organization Represented	Rationale for Interviewing
Third Ward	2	<ul style="list-style-type: none"> <li>• Ed Pettit <i>Vice President, Third Ward Super Neighborhood Council</i> <i>Bullard Center for Environmental &amp; Climate Justice</i> <i>Friends of Columbia Tap</i></li> <li>• Kimberly Phipps-Nicol <i>Friends of Columbia Tap</i></li> </ul>	Civic leaders & affordable housing advocates
Third Ward	1	<ul style="list-style-type: none"> <li>• Council Member Carolyn Shabaz <i>District D Representative,</i> <i>Houston City Council</i></li> </ul>	Affordable housing advocate
Third Ward	1	<ul style="list-style-type: none"> <li>• Alicia Neal <i>Executive Director, Emancipation Economic Development Council</i></li> </ul>	Service provider - neighborhood economic development
Citywide	1	<ul style="list-style-type: none"> <li>• Adrienne Holloway <i>Executive Director, Houston Housing Collaborative</i></li> </ul>	Affordable housing advocate
Citywide	1	<ul style="list-style-type: none"> <li>• Eric Goodie <i>Executive Vice President, Houston Area Urban League</i></li> </ul>	Affordable housing advocate & service provider - housing counseling and other services
Citywide	1	<ul style="list-style-type: none"> <li>• Cedrick LaSane <i>Assistant Director, City of Houston Housing &amp; Community Development Department</i></li> </ul>	Affordable housing advocate & affordable housing service provider
Citywide	2	<ul style="list-style-type: none"> <li>• Laura Jaramillo <i>Executive Director, Local Initiatives Support Corporation-Houston (LISC-Houston)</i></li> <li>• Rickie Bradshaw</li> </ul>	Affordable housing advocate & affordable housing investor
Citywide	1	<ul style="list-style-type: none"> <li>• Council Member Tiffany Thomas <i>Housing Committee Chair,</i> <i>Houston City Council District F</i></li> </ul>	Civic leader & affordable housing advocate

## Housing Needs Assessment

Geography	# of Participants	Interview Subject/ Organization Represented	Rationale for Interviewing
Citywide	1	<ul style="list-style-type: none"> <li>• Dr. Jeffrey Lowe <i>Executive Director, Center of Excellence for Housing &amp; Community Development Policy Research (HCDPR) at Texas Southern University</i></li> </ul>	Affordable housing advocate, affordable housing policy researcher, and Texas Southern University Urban Planning & Environmental Policy professor
Citywide	1	<ul style="list-style-type: none"> <li>• Dr. Carol Lewis <i>Professor and Emeritus Director, Texas Southern University Center for Transportation Training &amp; Research Houston-Galveston Area Council Transportation Policy Council</i></li> </ul>	Listed on TxDOT priority stakeholder list shared by TSHAC
Citywide	1	<ul style="list-style-type: none"> <li>• Ryan Bibbs <i>Deputy Assistant Director of Multifamily/Commercial Public Facilities, City of Houston Housing &amp; Community Development Department</i></li> </ul>	Affordable housing advocate & affordable housing service provider
Citywide	1	<ul style="list-style-type: none"> <li>• Dr. Caroline Cheong <i>Associate Director of Housing &amp; Neighborhoods, Rice University Kinder Institute</i></li> </ul>	Affordable housing advocate & publisher of key housing reports
Citywide	1	<ul style="list-style-type: none"> <li>• Thao Costis <i>Executive Director, Harris County Housing &amp; Community Development Department</i></li> </ul>	Affordable housing advocate, affordable housing developer, and service provider
Citywide	3	<ul style="list-style-type: none"> <li>• Lynn Henson <i>Choice Neighborhoods Director, Houston Housing Authority</i></li> <li>• Kenneth Coles <i>Senior Vice-President, Houston Housing Authority</i></li> <li>• Joel North <i>Senior Vice-President, Houston Housing Authority</i></li> </ul>	Affordable housing advocates & affordable housing service provider

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Citywide	1	<ul style="list-style-type: none"> <li>• Mary Lawler <i>CEO, Avenue</i></li> </ul>	Affordable housing advocate
All Affected Neighborhoods	1	<ul style="list-style-type: none"> <li>• Christa Stoneham <i>Executive Director, Houston Land Bank</i></li> </ul>	Affordable housing advocate, affordable housing developer, and service provider – affordable housing wraparound services
Fifth Ward, Third Ward, and Citywide	3	<ul style="list-style-type: none"> <li>• Steve Fairfield <i>Executive Director, Covenant Community Capital</i></li> <li>• Paulina Cerrano <i>Financial Coach, Covenant Community Capital</i></li> <li>• Sonia Aldrett <i>Financial Services Coordinator, Covenant Community Capital</i></li> </ul>	Affordable housing developers, affordable housing advocates, and service providers
Near Northside, Independence Heights, and Fifth Ward	1	<ul style="list-style-type: none"> <li>• Councilmember Mario Castillo <i>District Representative, Houston City Council</i></li> </ul>	Elected official, representing three Affected Neighborhoods & TXDOT NHHIP Focus group participant
Third Ward & Citywide	1	<ul style="list-style-type: none"> <li>• Dr. Abdul Haleem Muhammad <i>Board Member, Greater Southeast Management District</i></li> </ul>	Affordable housing developer & affordable housing advocate
Citywide & National	1	<ul style="list-style-type: none"> <li>• Chrishelle Palay <i>Former Southeast Co-Director &amp; board member, Texas Housers Board member, Coalition for the Homeless – Houston Board member, National Low Income Housing Coalition Board member, Houston Land Bank</i></li> </ul>	Civic leader & affordable housing advocate

Appendix D

Events Attended

Events
Steve Fairfield & Staff Covenant Community Capital
Houston Housing Authority Event
Near Northside Community Dinner
HGAC Regional Transportation Plan 2050
Greater Fifth Ward Super Neighborhood Meeting
COHAP Back to School Bash
Greater Third Ward Super Neighborhood Meeting
Near Northside TIRZ meeting
Houston Housing Authority Meeting
National Night Out – Independence Heights
National Night Out – Greater Third Ward
Lindale Park Civic Club Meeting
Greater Fifth Ward Civic Club Meeting
We Rise for Our Future Cuney + 3rd Ward Choice Neighborhood
St. Elizabeth Place Open House
Reimagine Irvington Village: Community Dinner
Greater Third Ward Super Neighborhood Council Meeting
City Discovery Recovery Plan
ADHP Builders Training by CCPPI on Requirements of House Closing Process
ECD Economic Development Event
City of Houston HCD Housing Fair in Third Ward Explaining Availability of Down Payment and Lenders
Wheeler Ave “Together for Good” CDC hosted meeting to initiate Fifth Ward Housing Project with Buck Street
COGIC on Eastex Freeway
Harris County Historical Commission Meeting includes site restoration activity

Events
Statewide Housing Advocate re Legislative Activity for Affordable Housing
North Canal Project Impact Meeting
Citywide Faith and Affordable Housing Meeting
4th Annual Affordable Housing Conference