



Texas Department of Housing and Community Affairs

Summary of HOME Minor Amendment to the 2020-2024 State of Texas Consolidated Plan

September 2023

This minor amendment to the 2020-2024 State of Texas Consolidate Plan implements updates to allow for a specific type of direct administration of HOME Tenant-Based Rental Assistance. The amendment clarifies that, in SP-25, public housing residents includes Section 8. The amendment also updates the implementation method for the Section 8 Project Access Program to allow for TDHCA to administer its own vouchers for the first year of a household's term of assistance.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

Table 1 – Priority Needs Summary

1	Priority Need Name	Rental Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	State Service Area	

<p>Associated Goals</p>	<p>Tenant Based Rental Assistance with HOME Funding HOPWA Tenant-Based Rental Assistance HOPWA Facility-Based Housing Subsidy Assistance HOPWA Permanent Housing Placement Assistance HOPWA Resource Identification HOME Administration HOPWA Project Sponsor Administration HOPWA Grantee Administration</p>
<p>Description</p>	<p>Rental Assistance includes security and utility deposits, and rental subsidies, usually while the household engages in a self-sufficiency program.</p>
<p>Basis for Relative Priority</p>	<p>The Needs Assessment in Section 10 and Section 30 established that cost burden was a housing problem that affected the most households who have housing problems and were within 0-100% Area Median Income (AMI). Needs Assessment Section 10, Table 7, "Housing Problems", shows that 83% of renters with housing problems and income between 0-100% AMI had cost burden (i.e., spending more than 30% of income on rent) or severe cost burden (i.e., spending 50% or more of income on rent). In the answer to the question in that section "What are the most common housing problems", it was found that renters with housing problems in the 0-30% AMI category experienced a severe cost burden 20% higher than homeowners with housing problems, and renters with housing problems in the >30-50% and >50-80% AMI categories experienced non-severe cost burden 1-14% higher than homeowners with housing problems.</p> <p>The Market Analysis Section 15 shows that renters do not have access to enough affordable rental units. First, in the answer to the question in that section "Is there sufficient housing for households at all income levels?", there is a discussion of housing mismatch which demonstrates that higher income households often reside in market-rate units that could be affordable to the lowest-income households. Low-income households (e.g., 0-80% AMI) make up only 51% of all households occupying housing affordable to them. Even though there appears to be a large number of affordable units, this mismatch is one issue that creates cost burden. Also, in the answer to the question in that section "How is affordability of housing likely to change considering changes to home values and/or rents?", even with the increase in median incomes, the rates of cost burden for all renters remained steady over 5 years at 47%. Rental assistance would help to lower this rate of cost burden.</p>

Narrative (Optional)

Low-income persons with special needs for housing-related priority goals include colonia residents; elderly and frail elderly populations; homeless populations and persons at risk of homelessness; persons

with alcohol and substance use disorders; persons with mental, physical, intellectual, or developmental disabilities; persons with HIV/AIDS and their families; public housing residents and persons on wait lists for public housing ([including Section 8](#)); veterans and wounded warriors; victims of domestic violence, including persons with protections under the Violence Against Woman Act (VAWA) (domestic violence, dating violence, sexual assault, or stalking); youth aging out of foster care; and farmworkers. Please refer to the Needs Assessment Chapter of this document for more detailed descriptions of the need associated with special needs groups. Note that when the population is listed as "other," this could be one of three populations: colonia residents, youth aging out of foster care, and farmworkers.