

Neighborhood Risk Factor Mitigation Package

Pursuant to 10 TAC §11.101(a)(3), the Applicant is hereby disclosing and providing mitigating information regarding development area characteristics that are considered Neighborhood Risk Factors by TDHCA.

Specifically, the Development Site is located:

- in a census tract in an Urban Area and the rate of Part I violent crime is greater than 18 per 1,000 persons annually as reported on <https://www.neighborhoodscout.com/>
- within the attendance zone of an elementary school, a middle school or a high school that had a TEA Accountability Rating of “Not Rated: Senate Bill 1365” for 2022. *Please note: Elderly Developments are not required to provide mitigation for schools.*

As required, information is provided on the following pages regarding mitigation of neighborhood risk factors present in the neighborhood. These mitigation efforts are underway and indicate a high probability and reasonable expectation that the identified crime risk factor will be sufficiently mitigated or significantly improved prior to placement in service, and that the data demonstrates a positive trend and continued improvement.

The evidence demonstrates that the disclosed risk factor(s) are not of such a nature or severity that should render the Development Site ineligible based on the assessment and mitigation, and further establishes that the funding of Trinity East Senior is consistent with the Department's goals.

Mitigation for Violent Crime Risk Factor

Neighborhoodscout.com data pulled for the area in which the proposed project is located indicated a violent crime rate that exceeds 18 per 1,000 persons annually. However, several **activities are occurring in the Third Ward neighborhood that will serve to decrease the rates of violent crime by the time the proposed development is Placed in Service. Namely, the Houston Police Department is focusing efforts on hotspots of criminal activity and the Choice Neighborhoods Implementation Plan, which applies to the neighborhood in which the proposed project is located, dedicates funding and sets a goal of reducing crime in the Third Ward neighborhood.** To provide evidence of this, the Applicant submits the following:

- A Summary of Downward-Trending Crime Statistics for the Police Beat Surrounding the Trinity East Senior Site
- A letter from the Houston Police Department Commander for the South Central Division including a description of efforts by HPD in addressing issues of crime, and the positive results of such efforts.
- Summary of Ongoing Strategies to Reduce Violent Crime underway through the Choice Neighborhoods Implementation Plan for the Third Ward neighborhood and excerpts from the Plan that was approved by HUD in 2024. There is a reasonable expectation that based on the efforts underway there is crime data that reflects a favorable downward trend in crime rates. In fact, the goal of the Choice Neighborhoods Implementation Grant is a 20% reduction in crime rates in the neighborhood.

It is important to note that while the proposed Development is not a traditional Rehabilitation development, Trinity East Senior is identified in the Houston Housing Authority's Choice Neighborhoods Implementation Plan for the redevelopment of Third Ward/Cuney Homes as a site of replacement housing under the PBV By Others approach.

The evidence demonstrates that the disclosed risk factor is not of such a nature or severity that should render the Development Site ineligible based on the assessment and mitigation, and further establishes that the funding of Trinity East Senior is consistent with the Department's goals.

Summary of Crime Statistics for Police Beat Surrounding Trinity East Senior Site

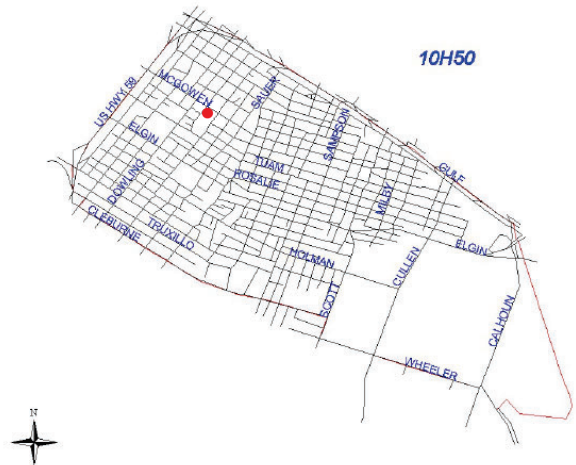
According to annual data published by the Houston Police Department for the police beat containing the Trinity East Senior site (10H50), the number of Part 1 Violent Crime offenses recorded in the area decreased from 2023 to 2024. The offenses recorded for the area in 2024 were also 1% lower than in 2022. **This shows how efforts including the City of Houston's One Safe Houston Initiative, which dedicated millions of dollars to strategies focused on high-crime areas, are contributing to the reduction in crime.**

Year	Offenses
2022	1193
2023	1218
2024	1179

% change 2022-2023: +2%

% change 2023-2024: -3%

% change 2022-2024: -1%



Moreover, the strategies that the Houston Police Department is employing in the area and in connection with the Choice Neighborhoods Implementation Plan will further reduce violent crime rates in the neighborhood by focusing several different resources on the area.

Namely:

1. enforcement resources from HPD
2. social service resources from a variety of organizations through the Choice Neighborhoods program; and
3. redevelopment resources from Houston Housing Authority and the City of Houston, who are targeting their housing redevelopment dollars to the Choice Neighborhoods area.

The strategies and budget that Third Ward's Choice Neighborhood Implementation Plan devote to increasing public safety and reducing crime are described on the following pages. Excerpts from the HUD-approved Choice Neighborhoods Plan are also provided. A letter from the South Central Division of HPD is also attached.

Summary of Crime Mitigation Information from Choice Neighborhoods Implementation Grant Application for Cuney Homes / Third Ward:

The Houston Housing Authority as Lead Grantee, and the City of Houston as co-applicant, were awarded a Choice Neighborhoods Implementation Grant for the redevelopment of a legacy public housing property in Third Ward called Cuney Homes. As part of the Cuney Homes redevelopment, the Housing Authority, City, and several other stakeholders are partnering to revitalize the entire Third Ward Choice Neighborhood area. **Part of this revitalization includes the goal of preventing and reducing criminal activity and violence in the neighborhood.**

The following pages are excerpts **from the HUD-approved Choice Neighborhoods Implementation Grant application** and describe how the CNI team and the Houston Police Department are working collaboratively with stakeholders at the grass roots level to address crime and public safety in the Choice Neighborhoods area, which includes the Trinity East Senior development. A summary of the strategies is below.

As shown on the following excerpts from the HUD-approved Choice Neighborhoods Implementation plan, strategies to help achieve this goal are wide-ranging to address the multiple contributors to crime:

- Revitalization and redevelopment of vacant and underutilized properties to put more “eyes on the street”
- Ensuring new development incorporates Crime Prevention Through Environmental Design (CPTED) elements, such as better lighting, safe outdoor gathering spaces, and designs that foster natural surveillance – in compliance with the Third Ward Complete Communities Revitalization Plan (passed by Houston City Council in 2018)
- Violent Crime Initiative and One Safe Houston Initiative – Houston Police Department efforts to reduce violent crime in identified hot spots, including the Third Ward
 - One Safe Houston – launched in 2022, this initiative focuses on 4 key areas: violence reduction/crime prevention, crisis intervention, response/recovery, and youth outreach opportunities/key community partnerships
- Youth programs including a Justice Reinvestment Fund for services for at-risk youth; mentoring program; youth advisory board on juvenile justice; intensive wraparound case management, job training, and education programs for youth
- HPD efforts including increased patrols, crime prevention strategies, access to Domestic Abuse Response Teams

Through the Choice Neighborhoods Implementation Grant, public safety and youth initiatives will receive \$825,000 to be spent from now through 2032 on these crime reduction and prevention strategies.

The next page shows a letter from the Houston Police Department Commander for the South Central Division including a description of efforts by HPD in addressing issues of crime in the area.

It is followed by excerpts from the Third Ward/Cuney Homes Choice Neighborhood Implementation Grant application, which was approved by HUD in 2024. These excerpts highlight the strategies described above for addressing crime and public safety in the Third Ward area.



CITY OF HOUSTON

John Whitmire, Mayor

Houston Police Department
1200 Travis Houston, Texas 77002-6000

CITY COUNCIL MEMBERS: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz, Ed. Fred Flickinger Tiffany D Thomas Mary Nan Huffman Mario Castillo
Joaquin Martinez Edward Pollard Martha Castex-Tatum Julian Ramirez Willie Davis Twila Carter Letitia Plummer, DDS. Sallie Alcorn CITY CONTROLLER: Chris Hollins

January 9, 2025

J. Noe Diaz, Jr.
Chief of Police



To Whom It May Concern:

I am the Commander of the South Central Division of the Houston Police Department. The Historic Third Ward (3rd Ward) community is located within the Houston Police Department – South Central Division's area of responsibility.

The City of Houston Police Department strives to proactively work with our community partners and stakeholders to reduce crime and improve quality of life issues. One area of specific concern for the Houston Police Department is the historic 3rd Ward area located in Southeast Houston. This area of Houston is patrolled by members of the South Central Patrol Division. Historically, this area of Houston has experienced an above average level of violent crime. As a result, the Department actively seeks out community partners and stakeholders in assisting with reducing violent crime and improving the quality of life for all residents in the community.

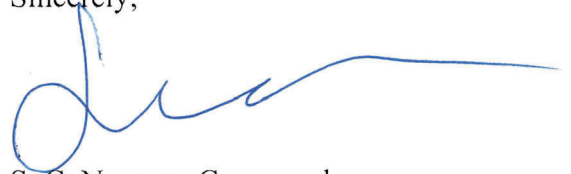
In an ongoing effort to prevent and reduce crime, the Houston Police Department – South Central Patrol Division continuously engages in the following:

- **Patrol:** Through police presence and proactive enforcement in areas negatively impacted by violent crime; patrol officers use a combination of patrol tactics, traffic-stops, bicycle patrols, and citizen contacts as tools to prevent and reduce criminal activity.
- **Differential Response Team (DRT):** Works cooperatively with residents and community stakeholders using traditional and non-traditional innovative forms of problem-solving initiatives and techniques to impact crime, calls for service, and safety.
- **Crime Suppression Teams (CST):** Actively work to address illegal drug activity, criminal street gang and violent crime issues.
- **Crime Prevention:** Educating citizens through routine contacts, neighborhood, management district and Positive Interaction Program (PIP) meetings, and special events.



The Houston Police Department will continue to engage in prevention and intervention strategies to prevent and reduce crime in this area, and we support all those who wish to assist in our police mission of reducing violent crime and improving the quality of life for the residents of the community we serve.

Sincerely,

A handwritten signature in blue ink, appearing to be 'S. C. Nguyen', with a long horizontal flourish extending to the right.

S. C. Nguyen, Commander
South Central Division
Houston Police Department

Choice Neighborhoods Implementation Grant - Third Ward Cuney Homes
Exhibit F - Neighborhood Strategy

Community Safety	
Impact Statement	Third Ward residents feel safer in their homes and outside in the revitalized community, youth are engaged and have opportunities previously not available, and crime rates are reduced.
and Expected Outcomes/Metrics	<ul style="list-style-type: none">▪ Reduce Violent Part I crimes by 20%▪ Increase employment rate by 5%▪ Increase Columbia Tap Trail usage by 25% due to safety enhancements
Challenges/Needs	<ul style="list-style-type: none">▪ Poverty rate of nearly 39% (51% of the individuals living in poverty are under 18 years of age)▪ Violent crime rate that is over 31 incidents per 1,000 people▪ Vacancy rate of 18% and distressed public housing site that has \$61.5M in critical capital needs
Strategy	<ul style="list-style-type: none">▪ Partner with HPD, USI, Civic Heart, HISD, HHA, and Southeast Management District to comprehensively work with Cuney Homes and Third Ward youth and their families currently in the justice system or at risk of entering the justice system
Implementation Partners	Lead: City Partners: Houston Police Department, USI, Civic Heart, Houston Independent School District (HISD), HHA, Southeast Management District

Community Confidence PRH, the CNI neighborhood team, residents, and stakeholders are designing gateway art, landscaping, and signage that convey a sense of place at the neighborhood entryway points. Outdoor art installations woven throughout the neighborhood will provide a sense of place for residents and visitors of all ages and will establish gathering places for the entire community. This critical part of the Third Ward “eyes on the street philosophy” and Crime Prevention Through Environmental Design (CPTED) strategy is designed to combat criminal activity, stimulate investment, and increase community pride. **Placemaking** Building on the Third Ward’s 2020 TX designation as an Arts and Culture District and Emancipation Ave’s 2020 designation as a TX Main St, PRH is leading the planning for placemaking, gateway and art installation plan. The focused sequencing to have the greatest impact on the Third Ward commercial districts includes Emancipation Ave. as the primary in addition to Scott, Elgin, and Alabama Sts. In 2024, the city will invest \$28.8M to reconstruct Emancipation Ave. as a “Complete Street,” with wider sidewalks, bike lanes, enhanced lighting, and crosswalks. Trees for Houston’s \$4M endowment will fund shade trees particularly in the Third Ward, including Emancipation Ave., that have been identified as a heat island. Additionally, SMD is planning a \$300K banner installation project to reflect the spirit of the local culture, history and art, in coordination with EEDC, PRH, and the S.H.A.P.E Center. The S.H.A.P.E. Center, opened in the Third Ward in 1969, was recognized by the Black, Indigenous, People of Color Arts and Network Fund (BANF) as a Houston Cultural Treasure with a recent award of grant funds. PRH will lead the community-driven collaborative work, coordinating with the city, S.H.A.P.E. Center, EEDC, SMD, and Trees for Houston. In addition to the reconstruction of Emancipation Ave, the city has committed an additional \$86M from 2024-2028 to fund (a) Emancipation Park Community Center improvements and (b) reconstruction of Live Oak, Gray, Webster, Hadley, McGowen, Nagle and Holman Sts. as Complete Streets, working in collaboration with CNI Partners PRH, EEDC, and Trees for Houston. SEMD received a \$320K

Community Safety - One Safe Houston – Houston, similar to all major cities, experienced an increase in violent crime during COVID-19. In 2021, the Houston Police Dept. (HPD) launched a Violent Crime Initiative that resulted in the reduction of crime in identified hot spots, including the Third Ward. By the end of the initiative, all violent crime categories were reduced except homicide. To further the reduction and address homicides, HPD launched One Safe Houston, which focuses on four key areas: violence reduction/crime prevention; crisis intervention; response/recovery; and youth outreach opportunities/key community partnerships through mentorship, gang prevention, and an academy for teens interested in law enforcement. This program is a work in progress; HPD is working with the Third Ward to measure impacts and adjust its approach.

Youth Justice Reinvestment Fund Civic Heart, based in the Third Ward, administers over 25 programs and provides services to 65K individuals. As part of their work, Civic Heart is the intermediary for \$575K from the County's Youth Justice Reinvestment Fund through the Office of Justice Program. Additionally, grass roots organizations focus on wrap-around services for at-risk youth. Metrics are tracked to understand the impact and dynamically adjust service delivery. Programs include: (1) **Young People in Action** Level-up Mentoring Program is a 10-week continuous intervention mentoring program for 40 youth ages 10-18 and their families. The program focuses on the Triple P-Pillars of parent engagement, pastors and churches for mentors, and principals for school engagement. The program uses The Council of Boys and Girls Circle Curriculum and focuses on leadership/character development, enrichment/recreational activities, field trips/learning retreats, social activities, and other wraparound services. (2) **Youth Advisory Board** This program empowers young people to share their thoughts on juvenile justice and develop valuable community engagement, advocacy, and leadership skills. The program also collaborates with the county and Civic Heart leadership to provide feedback. Members of this board receive a \$15/hr stipend.

(3) **The Forgotten Third (Relationships, Education, Skills Building, Employment/Entrepreneurship and Training (R.E.S.E.T.))** is a 40-week intervention program that serves 45 pre/post-adjudicated males ages 10-18 and their families. R.E.S.E.T. aims to empower and equip young adults through a comprehensive public health approach to support youth development. Components are screening/assessment, wraparound case management, education/vocational certifications, job/entrepreneurship training, credible messenger mentorship, and restorative justice, (3) **Legends-Legacies Program** is a 40-week case management support program for 30 youth ages 10-18 and their families. Key areas include intensive case management, weekly individual and group sessions where youth can share through role playing and art exercises, mentoring, community support activities, and monthly field trips and family events. The program aims to enhance access to basic needs and education. (4) **Workshop Houston Near Peer Youth Leadership and Employment Project** is a 49-week continuous hands-on daily educational program for youth ages 11-16. Hosted at a specialized art studio in Third Ward, youth learn leadership and employment skills, access tools, materials, and instructions; they are also empowered to participate in rewarding projects in the Beat Shop, Style Shop, Media Shop, or the Dance Shop, (5) **Talent Yield Coalition** Youth Justice and Family Development-Newspaper Program is a 40-week continuous hands-on daily life skills intervention program for 50 males and females ages 10-17 and their families. Youth participate in a life skills that focuses on communication, critical thinking, time management, decision making, and negotiation skills, (6) **My Chapel The Champion and Victory Mentoring Program** is a continuous mentoring and wrap-around case management support program for 30 youth ages 10-18 and their families. Key areas include intake assessment, coordination with the county, exposure to arts and music, pro-Dad curriculum, and mentor matching. The program aims to support youth and their families to enhance access to basic needs and education.

coordination with HHA, will continue engaging the Cuney Homes public housing residents and other Third Ward stakeholders over the CNI grant period and beyond to assess progress and re-evaluate the dynamic approach to ensure it is meeting the community's needs. The interconnected CCI components total over \$230M; the summary budget is presented below.

Neighborhood Strategy CCI Preliminary Budget	CNI	City CDBG	Public/Private Leverage	TOTAL
Housing quality and variety Owner occupied rehab, affordable for sale and mixed-income rental	\$2.5M	\$2.5M	\$38.7M	\$43.7M
Economic opportunity Job training/business development	\$2.5M		\$9.5M	\$12M
Community assets/amenities Transit/health/early learning/rec- reation/social centers	\$1M		\$54M	\$55M
Community confidence Gateways/art installations/ infrastructure/multi-modal trails	\$1M		\$145.5M	\$146.5M
Public safety Youth programs/CPTED			\$825K	\$825K
TOTAL	\$7M	\$2.5M	\$221.3M	\$258M

Homeownership The city has worked closely with the certified CHDO, Change Happens CDC (CHCDC) for 20 years, constructing both rental/homeownership projects across Houston.

**Third Ward-Cuney Homes CNI Program Milestones
Attachment 41**

Hire onsite USI team, Lead and Family Support Coordinators	8/5/24	12/31/24
Conduct updated household-level assets and needs assessments with at minimum 65% of households prior to the development of the People Plan so that strategies are informed by updated results	9/15/24	11/29/24
Meet with local partners/People Task Force (quarterly)	9/26/24	9/30/32
Issue resident newsletter (generally monthly)	10/15/24	10/1/32
Submit detailed people plan (9 months from grant award)	12/2/24	1/26/25
Offer Cuney Homes residents income and employment/workforce development services working with partners	1/8/25	9/30/32
Offer Cuney Homes Health and Wellness/Proactive Services working with partners	1/8/25	9/30/32
Offer Cuney Homes Residents Education/Cradle to Career and Beyond Services working with partners	1/8/25	9/30/32

Neighborhood (period of time from grant award)	Start	Finish
Meet with Third Ward residents (quarterly)	6/3/24	9/30/24
Meet with local partners/Neighborhood Task Force (quarterly)	7/1/24	9/30/24
Public Safety Initiatives	7/1/24	9/30/32
Draft/Submit Critical Community Improvements Plan (12 months)	2/3/25	4/26/25

CITY OF HOUSTON

INTER OFFICE CORRESPONDENCE

to: Lynn Henson, Planner Manager
Planning & Development Department

FROM: Troy Finner
Chief of Police

DATE: December 13, 2023

SUBJECT: **Third Ward Part I Violent Crime**

The Houston Police Department (HPD) was advised that the City of Houston is partnering with the Houston Housing Authority on its Choice Neighborhoods Implementation Grant Program (CNI) from the U.S. Department of Housing and Urban Development (HUD) to redevelop Cuney Homes in Third Ward and improve the surrounding community.

It is our understanding that HUD evaluates the Part 1 violent crime rates of the area applicable to the transformation area. In addition to the reports and datasets, HPD posts monthly crime reports to the department's website. An analysis of the data for the Third Ward – Cuney Homes CNP area has been completed. This letter advises that the Third Ward Part I Violent Crime Rate for the three-year average (2020-2022) was 30.96 per 1,000 residents.

HPD regularly engages with community partners and stakeholders to address crime and public safety concerns in the City of Houston. As a partner, HPD will continue to support crime reduction efforts and strive for the safety and security of the community. Where feasible, and in coordination with the Division Commander of the area listed above, HPD will support crime reduction initiatives that may include increased patrols, crime prevention strategies, problem-solving strategies, access to Domestic Abuse Response Teams (DART), and any other crime mitigation effort with a crime prevention or crime control objective.

If you have any questions, please do not hesitate to call.



Troy Finner
Chief of Police

tf:rr:jd

COP #23-84387