



Housing and Community Affairs Committee

Committee Members

Mike Laster (Chair)
Dwight A. Boykins
Michael Kubosh
Mike Knox

Robert Gallegos (Vice Chair)
David W. Robinson
Karla Cisneros

AGENDA

Tuesday, April 18, 2017, 10:00 AM
City Hall Council Chambers

Call to Order/Welcome Remarks – Council Member Mike Laster, Chair

I. Planning & Grants Management

For review and possible authorization:

- a) 2015 Annual Action Plan “Substantial Amendments” – (All Districts) An Ordinance authorizing “Substantial Amendments” to the budget pages and/or project sheets contained in the 2015 Annual Action Plan for the reallocation of \$142,236.28 in Emergency Solutions Grant funds

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Derek Sellers, Division Manager

II. Finance

For review and possible authorization:

- a) TIRZ Appropriation and Allocation – (All Districts) An Ordinance approving and authorizing an appropriation of \$46,144,987.70 of Tax Increment Reinvestment Zone Affordable Housing Funds for single and multifamily affordable housing activities

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Steve Rawlinson, Deputy Assistant Director

III. Public Services

For review and possible authorization:

- a) Goodwill Industries of Houston – (All Districts) An Ordinance authorizing a \$175,000 First Contract Amendment between the City of Houston and Goodwill Industries of Houston to operate a HOPWA supportive services program for individuals affected by HIV/AIDS
- b) Acceptance of Funds – (All Districts) An Ordinance authorizing a Contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting \$286,002.25 in State Homeless Housing and Services Program funds serving the City's homeless and at-risk populations

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Melody Barr, Deputy Assistant Director

IV. Public Facilities

For review and possible authorization:

- a) SER-Jobs Workforce Opportunity Center – (District I) An Ordinance amending a Contract between the City of Houston and SER-Jobs for Progress of the Texas Gulf Coast Inc., allowing the use of New Market Tax Credits for the acquisition and renovation of a Workforce Opportunity Center
- b) Voluntary Flood Zone Property Buyouts – (Districts A, H and J) An Ordinance authorizing an Interlocal Agreement between the City of Houston and the Harris County Flood Control District, utilizing \$10,660,000 in CDBG Disaster Recovery 2015 Flood Events funds to perform voluntary property buyouts and demolition to eligible property owner applicants located in the targeted Houston neighborhoods of Braeburn Glen, Glenburnie and Cashiola, and Langwood

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Ana Patino-Martinez, Division Manager

V. Land Assemblage Redevelopment Authority (LARA)

For review and possible authorization:

- a) LARA Grant Agreement – (All Districts) An Ordinance appropriating \$10,000,000 from the TIRZ Affordable Housing Fund (2409) and approving and authorizing a Land Assembly Grant Agreement between the City of Houston and the Land Assemblage Redevelopment Authority (LARA)

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Chris Butler, Deputy Director

VI. Single-Family Home Repair Program

For review and possible authorization:

- a) Home Repair Program Guidelines – (All Districts) An Ordinance authorizing and approving the repeal and replacement of the Single-Family Home Repair Program Guidelines
- b) Disaster Recovery 2015 Guidelines – (All Districts) An Ordinance authorizing and approving the Guidelines for the Home Repair Program - Disaster Recovery 2015 (HRP-DR15)

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Kimesha Sonnier, Division Manager

VII. Houston Fair Housing / Say Yes Campaign – A Presentation

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Sasha Marshall, Management Analyst III

VIII. Public Comments

Action may be taken on any or all of the above items.

Committee meetings are open to the public.

For information about this committee, contact Jeremy Harris, 832.393.3369.

IX. Director’s Comments

Tom McCasland, Director, Housing and Community Development Department

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing "Substantial Amendments" to the budget pages and/or project sheets contained in the 2015 Annual Action Plan for the reallocation of \$142,236.28 in Emergency Solutions Grant funds		Category #	Page 1 of 1	Agenda Item # I.a.
FROM (Department or other point of origin): Tom McCasland, Director Housing and Community Development Department		Origination Date 3/30/17	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District(s) affected: All Districts		
For additional information contact: Roxanne Lawson Phone: 832-394-6307		Date and identification of prior authorizing Council action: 4-21-15 (O) 2015-338		
RECOMMENDATION: Approval of an Ordinance authorizing "Substantial Amendments" to the budget pages and/or project sheets contained in the 2015 Annual Action Plan for the reallocation of \$142,236.28 in Emergency Solutions Grant funds				
Amount of Funding: NO NEW FUNDING REQUIRED			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other Emergency Solutions Grant (Fund 5000)				
SPECIFIC EXPLANATION: <p>HCDD requests approval for a "Substantial Amendment" to the 2015 Annual Action Plan to reallocate \$142,236.28 in Emergency Solutions Grant (ESG) funding from the 2015 Emergency Shelter activity line item to the Rapid Rehousing activity line item for the 2015 program year.</p> <p>The funds will be used to prevent homelessness by providing short- to medium-term rental and utility assistance, housing relocation and stabilization services, moving expenses and other case management services for eligible households that need to be quickly re-housed and stabilized. To be eligible for this program, the renter must be at or below 80% of the area median income (i.e. \$55,350 for a family of four). Specifics of the proposed ESG reallocations are listed on the table attached to this RCA.</p> <p>In accordance with HUD's Citizen's Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when a new activity is added to an Annual Action Plan.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on April 18, 2017.</p> <p>TM:BS:DS cc: City Secretary Legal Department Finance Department Mayor's Office</p> <p>Attachment</p>				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

SUBSTANTIAL AMENDMENT REALLOCATION AND CHANGES SUMMARY

Emergency Solutions Grants			
Budget Year Amended	Activity	Budget Decrease	Budget Increase
2015	Emergency Shelter	(\$142,236.28)	
2015	Rapid Rehousing		\$142,236.28
Total ESG Budget Changes:		(\$142,236.28)	\$142,236.28

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance approving and authorizing an appropriation of \$46,144,987.70 of Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Funds (#2409) for single and multifamily affordable activities		Category #	Page 1 of 1	Agenda Item # II.a.																								
FROM: Tom McCasland, Director Housing and Community Development Department		Origination Date		Agenda Date																								
DIRECTOR'S SIGNATURE:		Council District(s) affected: All																										
For additional information contact: Roxanne Lawson Phone: 832-394-6307		Date and identification of prior authorizing Council action:																										
RECOMMENDATION: Approval of an Ordinance authorizing an appropriation of \$46,144,987.70 of TIRZ Affordable Housing Funds (#2409) for single and multifamily affordable activities																												
Amount of Funding: \$46,144,987.70				Finance Budget:																								
SOURCE OF FUNDING [] General Fund [] Grant Fund [] Enterprise Fund [X] Other TIRZ Affordable Housing Fund (#2409)																												
SPECIFIC EXPLANATION:																												
<p>The Housing and Community Development Department (HCDD) recommends the appropriation of \$46,144,987.70 of TIRZ Affordable Housing Funds to build single-family and multifamily affordable homes, as well as to administer HCDD's affordable home activities.</p> <p>This Ordinance allocates funds for administrative use. For direct program activities, specific contracts will be brought to Council for allocation in accordance with local procurement rules. The Ordinance will also enable HCDD's Director to adjust budget line items and provide sufficient administrative funds to adequately manage current grant-funded programs and to financially augment programs not funded by grants. A brief description of each TIRZ funding category follows.</p>																												
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">Category</th> <th style="width:20%;">Total Amount</th> <th style="width:55%;">Description</th> </tr> </thead> <tbody> <tr> <td>Single-Family Activities</td> <td align="right">\$17,900,489</td> <td>Single family activities for, but not limited to, home repair, new construction, Down Payment Assistance and activity delivery cost</td> </tr> <tr> <td>Multifamily Activities</td> <td align="right">\$10,000,000</td> <td>Multifamily rehab and new construction and activity delivery cost</td> </tr> <tr> <td>Land Acquisition</td> <td align="right">\$10,000,000</td> <td>Acquisition of property for, but not limited to, the Community Land Trust and activity delivery cost</td> </tr> <tr> <td>Affordable Housing Administration & Federal/State Grant Leveraging Efforts to End Homelessness</td> <td align="right">\$4, 614,498.70</td> <td>Administrative cost for administering local, state and federal funded activities by HCDD</td> </tr> <tr> <td>Rent/Lease</td> <td align="right">\$ 850,000</td> <td>Office space for HCDD (601 Sawyer)</td> </tr> <tr> <td>Information Technology</td> <td align="right">\$ 750,000</td> <td>OnBase – Hardware, software, and storage expenses for document tracking for compliance purposes</td> </tr> <tr> <td>Total</td> <td align="right">\$46,144,987.70</td> <td></td> </tr> </tbody> </table>					Category	Total Amount	Description	Single-Family Activities	\$17,900,489	Single family activities for, but not limited to, home repair, new construction, Down Payment Assistance and activity delivery cost	Multifamily Activities	\$10,000,000	Multifamily rehab and new construction and activity delivery cost	Land Acquisition	\$10,000,000	Acquisition of property for, but not limited to, the Community Land Trust and activity delivery cost	Affordable Housing Administration & Federal/State Grant Leveraging Efforts to End Homelessness	\$4, 614,498.70	Administrative cost for administering local, state and federal funded activities by HCDD	Rent/Lease	\$ 850,000	Office space for HCDD (601 Sawyer)	Information Technology	\$ 750,000	OnBase – Hardware, software, and storage expenses for document tracking for compliance purposes	Total	\$46,144,987.70	
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cc: Legal Finance Mayor's Office City Secretary																												
REQUIRED AUTHORIZATION																												
Finance Director:		Other Authorization:		Other Authorization:																								

SUBJECT: An Ordinance authorizing a \$175,000 First Contract Amendment between the City of Houston and Goodwill Industries of Houston to operate a HOPWA supportive services program for individuals affected by HIV/AIDS		Category #	Page 1 of 1	Agenda Item # III.a.												
FROM: Tom McCasland, Director Housing and Community Development Department		Origination Date 3/30/17		Agenda Date												
DIRECTOR'S SIGNATURE:		Council District(s) affected: All														
For additional information contact: Roxanne Lawson Phone: 832-394-6307		Date and identification of prior authorizing Council action: 06/01/16 (O) 2016-422														
RECOMMENDATION: Approval of an Ordinance authorizing a \$175,000 First Contract Amendment between the City of Houston and Goodwill Industries of Houston to operate a HOPWA supportive services program for individuals affected by HIV/AIDS																
Amount of Funding: \$175,000			Finance Budget:													
SOURCE OF FUNDING [<input type="checkbox"/>] General Fund [<input checked="" type="checkbox"/>] Grant Fund [<input type="checkbox"/>] Enterprise Fund																
Housing Opportunities for Persons With AIDS (HOPWA) – Fund 5000																
SPECIFIC EXPLANATION:																
The Housing and Community Development Department (HCDD) recommends approval of a First Contract Amendment between the City of Houston and Goodwill Industries of Houston to finance the operation of a HOPWA supportive services program.																
Goodwill will provide job-related services and supportive services to 175 HOPWA-eligible households. Supportive services include case management, educational services, life-skills training, job search skills training, and referral to other services. HOPWA funds are providing 63% of the cost of this program.																
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Category	Total Contract Amount	Percent														
Administrative	\$0	0%														
Supportive Services	\$175,000	100%														
Total	\$175,000	100%														
HCDD conducted a Request for Proposals (RFP) for fiscal year 2016, with a one-year extension option for fiscal year 2017. Goodwill Industries of Houston was one of the providers selected. This ordinance will approve the contract period from June 1, 2017 – May 31, 2018. Goodwill Industries of Houston began receiving HOPWA funds through the City in 2009.																
The Housing and Community Affairs Committee reviewed this item on April 18, 2017.																
TM:MNB:RLJ																
cc: Legal Department Mayor's Office City Secretary Finance Department																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

17-HHSP-TDHCA

SUBJECT: An Ordinance authorizing a Contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting \$286,002.25 in State Homeless Housing and Services Program (HHSP) funds serving the City's homeless and at-risk populations		Category #	Page 1 of 1	Agenda Item # III.b.
FROM: Tom McCasland, Director Housing and Community Development Department		Origination Date 03/07/17	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: All		
For additional information contact: Roxanne Lawson Phone: 832-394-6307		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: Approval of an Ordinance authorizing a Contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting \$286,002.25 in State Homeless Housing and Services Program funds serving the City's homeless and at-risk populations				
Amount of Funding: <p style="text-align: center;">Not Applicable</p>			Finance Budget:	
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other <p style="text-align: center;">State Homeless Housing and Services Program (HHSP)</p>				
SPECIFIC EXPLANATION: <p>The Housing and Community Development Department (HCDD) recommends Council approve a Contract between the City of Houston and the Texas Department of Housing and Community Affairs (TDHCA) accepting a \$286,002.25 Homeless Housing and Services Program (HHSP) grant.</p> <p>Per the TDHCA, the funding must be used by the City on activities eliminating and/or preventing homelessness. Specifically, allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or other homelessness-related activities as approved by the TDHCA.</p> <p>HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session. Through HHSP, the state provides funding to the eight largest cities in support of services to homeless individuals and families including services such as case management and housing placement and retention. Cities served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston and San Antonio. For State Fiscal Year 2017, the State has approximately \$5 million in HHSP funds available.</p> <p>This item is a procedural, administrative matter required by the State for the City to receive the funds it was previously awarded. An Ordinance allocating the accepted HHSP funds for use by local nonprofit organizations will be presented to Council for consideration within the coming weeks/months.</p> <p>The Housing and Community Affairs Committee reviewed this item on April 18, 2017.</p> <p>TM:MB</p> <p>cc: City Secretary Legal Department Finance Department Mayor's Office</p>				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

SUBJECT: An Ordinance amending a Contract between the City of Houston and SER-Jobs for Progress of the Texas Gulf Coast Inc., allowing the use of New Market Tax Credits for the acquisition and renovation of a Workforce Opportunity Center		Category #	Page 1 of 1	Agenda Item # IV.a.			
FROM: Tom McCasland, Director Housing and Community Development Department		Origination Date 03/20/2017	Agenda Date				
DIRECTOR'S SIGNATURE:		Council District affected: District I					
For additional information contact: Roxanne Lawson Phone: 832-394-6307		Date and identification of prior authorizing Council action: 04/15/2017 (o) 2016-0255					
RECOMMENDATION: Approval of an Ordinance amending a Contract between the City and SER-Jobs for Progress of the Texas Gulf Coast Inc., allowing the use of New Market Tax Credits for the acquisition and renovation of a Workforce Opportunity Center							
Amount of Funding: No new funding			Finance Budget:				
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fun							
SPECIFIC EXPLANATION: The Housing and Community Development Department requests that Council amend the contract between the City and SER-Jobs for Progress of the Texas Gulf Coast Inc. to allow the use of New Market Tax Credits (NMTC) in financing the renovation of a 22,000-square-foot building. In April 2016, Council allocated \$5,300,000 in federal Community Development Block Grant (CDBG) funds for the acquisition and renovation of the SER-Jobs building. The proceeds from the NMTC will supplement the funds needed by the developer to complete the project. The renovated building at 1710 Telephone Road will be SER-Jobs' future site of a new Workforce Opportunity Center, which will serve up to 4,000 low-income individuals annually. The facility will feature a Career Café, educational workshops, occupational training and youth services. The center will enable SER-Jobs to increase its capacity by 9% annually to serve Houston residents, expand its classroom and service delivery space, and create a hub for the community to access services and resources to achieve career goals. By 2020, SER-Jobs anticipates doubling its capacity by serving 8,000 persons annually. SER-Jobs is a 50-year-old non-profit organization serving as a leader in non-traditional vocational education. It is an equal partner with high school districts and community colleges, establishing a solid reputation for service to high-risk, hard-to-serve populations. This item was reviewed by the Housing and Community Affairs Committee on April 18, 2017.							
Sources		Amount		Uses		Amount	
COH HCDD		5,300,000		Acquisition		1,799,382	
Harris County CDBG		2,000,000		Engineering Design/Architecture		889,128	
NMTC		2,363,567		Renovations		6,197,295	
Bank Loan		115,292		FF&E/Capital Costs		893,054	
Total		9,778,859		Total		9,778,859	
TM: APM: AS							
cc: City Attorney, Mayor's Office, City Secretary, Finance Department							
REQUIRED AUTHORIZATION							
Finance Department Director:		Other Authorization:			Other Authorization:		

SUBJECT: An Ordinance authorizing an Interlocal Agreement between the City of Houston and the Harris County Flood Control District, utilizing \$10,660,000 in CDBG Disaster Recovery 2015 Flood Events funds to perform voluntary property buyouts and demolition to eligible property owner applicants located in the targeted Houston neighborhoods of Braeburn Glen, Glenburnie and Cashiola, and Langwood		Category #	Page 1 of 1	Agenda Item # IV.b.
FROM: Tom McCasland, Director Housing and Community Development Department		Origination Date 03/28/2017	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: Districts: A, H, & J		
For additional information contact: Roxanne Lawson Phone: 832-394-6307		Date and identification of prior authorizing Council action: 9-14-16 (O) 2016-705		
RECOMMENDATION: Approval of an Interlocal Agreement between the City of Houston and the Harris County Flood Control District, utilizing \$10,660,000 in CDBG Disaster Recovery 2015 Flood Events funds to perform voluntary property buyouts and demolition to eligible property owner applicants located in the targeted Houston neighborhoods of Braeburn Glen, Glenburnie and Cashiola, and Langwood				
Amount of Funding: \$10,660,000			Finance Budget:	
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other				
Community Development Block Grant Disaster Recovery Flood Events (CDBG DR2015 Flood Events) Fund 5000				
SPECIFIC EXPLANATION:				
<p>The Housing and Community Development Department (HCDD) requests City Council approval for an Interlocal Agreement between the City of Houston and the Harris County Flood Control District (the District), a special purpose district created by the Texas Legislature in 1937 and governed by Harris County Commissioners Court. The Agreement will allow the District to utilize \$10,660,000 in CDBG DR2015 Flood Events funds to perform voluntary property buyouts to eligible property owner applicants. The funds will be used to purchase structures in the floodplain, demolish and/or remove the structures, and maintain the use of the property as open green space. Areas identified by the corresponding Action Plan "DR2015 Flood Events" are located in three neighborhoods, Braeburn Glen, Glenburnie and Cashiola, and Langwood. This federal voluntary property buyout and demolition improvement project will reduce the number of flood prone homes in low-income areas and protect the City's investment in the community.</p> <p>The project will provide several benefits to the community, including but not limited to: relocating families to higher ground out of harm's way, eliminating future flood damages and health and safety risks for owners and rescuers, reducing repetitive subsidized flood insurance and federal disaster assistance, restoring floodplains to their natural and beneficial function for stormwater storage, creating open space with the potential for community amenities (i.e. parks, gardens, playing fields, etc.), and eliminating the threat of flooding for targeted homeowners and businesses in the affected areas.</p> <p>The project is not subject to Eminent Domain.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on April 18, 2017.</p> <p>TM: MB: APM: SL</p> <p>CC: City Attorney Mayor's Office City Secretary Finance Department</p>				
REQUIRED AUTHORIZATION				
Finance Department Director:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance appropriating \$10,000,000 from the TIRZ Affordable Housing Fund (2409) and approving and authorizing a Land Assembly Grant Agreement between the City of Houston and the Land Assemblage Redevelopment Authority (LARA)		Category #	Page 1 of 2	Agenda Item # V.a.
FROM: Tom McCasland, Director Housing and Community Development Department		Origination Date 3/22/17	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: ALL		
For additional information contact: Roxanne Lawson Phone: 832-394-6307		Date and identification of prior authorizing Council action:		
RECOMMENDATION: Adopt an Ordinance approving a Land Assembly Grant Agreement between the City of Houston and the Land Assemblage Redevelopment Authority and appropriating \$10,000,000 from the TIRZ affordable Housing Fund to enable LARA to acquire, maintain and convey properties associated with the Complete Communities initiative				
Amount of Funding: \$10,000,000.00			Finance Budget:	
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input checked="" type="checkbox"/> Other TIRZ (Fund 2409)				
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) recommends Council approve a \$10,000,000 Land Assembly Grant Agreement between the City of Houston and the Land Assemblage Redevelopment Authority (LARA) for the acquisition, maintenance and conveyance of properties associated with the Complete Communities initiative. LARA has seen success in its mission to convert tax-delinquent lots – often neighborhood eyesores and magnets for crime – into affordable homes for families who contribute to Houston’s tax base. LARA’s key accomplishments to date include: <ul style="list-style-type: none"> • Acquired 1,210 parcels in neighborhoods with high concentrations of abandoned, severely tax delinquent vacant lots • 121 (parcels) lots are currently under contract with builders and CDCs for new affordable housing construction • 351 new affordable homes have been constructed and sold to low- and moderate-income families, returning \$42,962,294 worth of total market value to the tax rolls • 410 (parcels) lots are available to CDCs and builders under LARA’s Solicitation for Proposals LARA now wishes to expand its scope beyond the acquisition of tax delinquent properties to also include any properties that meet the vision of the Complete Communities initiative. The funds are for the creation of a revolving fund restricted to acquisition and maintenance of additional property. The revolving fund will be reimbursed on a predetermined basis by the Director of the Housing and Community Development Department. In the event the funds are not used for these intended purposes, LARA agrees to return any unused or ineligibly spent funds to the City of Houston. This item was presented to the Housing and Community Affairs Committee on April 18, 2017. TM:CB Cc: City Secretary Mayor’s Office Legal Finance				
REQUIRED AUTHORIZATION				
Finance Department Director:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing and approving the repeal and replacement of the Single-Family Home Repair Program Guidelines		Category #	Page 1 of 1	Agenda Item # VI.a.
FROM (Department or other point of origin): Tom McCasland, Director Housing and Community Development Department		Origination Date 04/04/17	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District(s) affected: All Districts		
For additional information contact: Roxanne Lawson Phone: 832-394-6307		Date and identification of prior authorizing Council action: 07-14-04 (O) 2004-0773, 10-18-06 (O) 2006-1056, 07-30-08 (O) 2008-0683		
RECOMMENDATION: Approval of an Ordinance authorizing the repeal and replacement of the Single-Family Home Repair Program (SFHRP) Guidelines for Tier I (Minor Repair), Tier II (Rehabilitation), and Tier III (Reconstruction) activities				
Amount of Funding: N/A			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other N/A				
<p>SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) requests Council repeal the current Single-Family Home Repair Program Guidelines and approve new Home Repair Program (HRP) Guidelines that will broaden the program focus to include not only low- and moderate-income elderly and disabled homeowners, but also homes of employed applicants with minors and unemployed applicants providing full-time care to disabled household members. Additionally, the new guidelines will recognize additional program resources and will incorporate practices established during the Disaster Recovery Round 2 Program and subsequently named "best practices" by the U.S. Department of Housing and Urban Development (HUD).</p> <p>Like the current program, the new program will address repairs needed to alleviate threats to the health, life, and safety of the home's occupants. These guidelines govern current allocations, and any future allocation of federal and local funds for housing rehabilitation and reconstruction activities to be performed under the HRP.</p> <p>A summary of the minimum criteria for the new guidelines is as follows:</p> <ol style="list-style-type: none"> 1. The home listed on the HRP application must be the homeowner's primary residence. 2. The eligibility income limit for the household is 80% of Area Median Family Income (AMFI). 3. Tier I (Minor Repair) - Repairs not to exceed \$9,999 4. Tier II (Rehabilitation) <ol style="list-style-type: none"> a) Moderate Repairs - \$10,000 to \$29,999 <ol style="list-style-type: none"> i. A five-year affordability period is placed on the home, requiring partial repayment if the home is sold within five years of completion of the home repair activity. b) Substantial Repairs - \$30,000 to \$65,000 <ol style="list-style-type: none"> i. A 10-year lien is placed on the home, requiring partial repayment if the home is sold within 10 years of completion of the home repair activity. 5. Tier III (Reconstruction) <ol style="list-style-type: none"> a) Repairs more than \$65,000 <ol style="list-style-type: none"> i. A 20-year lien is placed on the home, requiring partial repayment if the home is sold within 20 years of completion of the home repair activity <p>This Ordinance enables the Director of the Housing and Community Development Department, at his/her discretion, to amend the guidelines in order to comply with HUD and other regulatory requirements or to ensure the efficient and proper administration of the program. Such administrative revisions must limit the area median income requirement for participants to no more than 80%.</p> <p>The Housing and Community Affairs Committee reviewed this item on April 18, 2017.</p> <p>TM: KS</p> <p>cc: City Secretary, Finance, Legal, Mayor's Office</p>				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing and approving the Home Repair Program for Disaster Recovery 2015 (HRP-DR15) Guidelines	Category #	Page 1 of 1	Agenda Item # VI.b.
FROM (Department or other point of origin): Tom McCasland, Director Housing and Community Development Department	Origination Date 04/04/17	Agenda Date	
DIRECTOR'S SIGNATURE:	Council District(s) affected: All Districts		
For additional information contact: Roxanne Lawson Phone: 832-394-6307	Date and identification of prior authorizing Council action:		
RECOMMENDATION: Approval of an Ordinance authorizing and approving the Home Repair Program for Disaster Recovery 2015 Guidelines			
Amount of Funding: N/A		Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other N/A			
SPECIFIC EXPLANATION: The Housing and Community Development Department requests approval of an Ordinance authorizing and approving guidelines for the Home Repair Program for Disaster Recovery 2015 (HRP-DR15), which will assist as many low- and moderate-income homeowners as possible whose homes received damage in the 2015 flood disasters. The main objective of the program is to provide decent, safe and sanitary housing to homeowners affected by the 2015 disasters through activities designed to provide home repair assistance. Under the Houston Action Plan for Disaster Recovery - 2015 Flooding Events, \$12 million is allocated for housing (Single- Family Home Repair) activities. These guidelines outline the governance of such activities. The program gives priority to age-dependent (age 65 and older or age 5 and under) and disabled households. HCDD has been recognized by the U.S. Department of Housing and Urban Development (HUD) for best practices under its Disaster Recovery Round 2 Program, and these guidelines will not only adopt these best practices, but will also recognize additional program resources. A summary of the minimum criteria for assistance, as stated in these guidelines, is as follows: 1. The home damaged by the 2015 disasters must be single-family and must be the homeowner's primary residence. 2. The household income eligibility limit is 80% of the Area Median Family Income (AMFI). 3. The maximum amount to be spent on each home is \$45,000, including change orders. 4. A five-year lien will be placed on the home, requiring partial repayment if the home is sold within five years of completion of the home repair activity 5. Homeowners are responsible for all moving and relocation costs, if necessary This Ordinance enables the Director of the Housing and Community Development Department, at his/her discretion, to amend the guidelines in order to comply with HUD and other regulatory requirements or to ensure the efficient and proper administration of the program. Such administrative revisions must limit the area median income requirement for participants to no more than 80%. The Housing and Community Affairs Committee reviewed this item on April 18, 2017. TM: KS cc: City Secretary, Finance, Legal, Mayor's Office			
REQUIRED AUTHORIZATION			
Finance Director:	Other Authorization:	Other Authorization:	