



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, Oct. 17, 2017, 10:00 AM
City Hall Council Chambers

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

I. Planning and Grants Management

- a) The Housing and Community Development Department (HCDD) is requesting to substantially amend and resubmit the Action Plan for Disaster Recovery-2015 Flood Events (Plan) to include \$20,532,000 in additional Community Development Block Grant – Disaster Recovery Program (CDBG-DR) funding from the U.S. Department of Housing and Urban Development (HUD) for a total of \$87,092,000. (All Districts)

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Derek Sellers, Deputy Assistant Director, Planning and Grants Management Division

II. Public Facilities

- a) HCDD is requesting authorization for an amendment to increase the amount of the senior loan and revise the project site plan for the Pro-Vision Gymnasium and Classrooms. HCDD provided \$2,800,000 in federal Community Development Block Grant (CDBG) funds to acquire three parcels of land in April 2016 for the 30,000-square-foot facility. The senior loan is being increased to \$4,000,000 to cover a gap in the construction budget. No additional CDBG funds are being added. (District D)
- b) HCDD is requesting authorization for a contract between the City of Houston and The Children's Assessment Center Foundation providing up to \$61,500 to purchase and install playground equipment at the facility which serves child victims of sexual abuse in Houston and Harris County. (District C)

Presentation:

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

III. Multifamily

- a) Vista on Gessner 4% HTC Motion to Request Public Hearing (Districts F & J)
- b) Vista on Gessner 4% HTC Resolution of No Objection (Districts F & J)

Presentation:

- Tom McCasland, Director, Housing and Community Development Department
- Ryan Bibbs, Division Manager, Multifamily Division

IV. Public Services

- a) HCDD is requesting authorization for Amendment 2 to provide \$141,365 to Houston SRO for the administration and operation of a Housing Opportunities for Persons with AIDS (HOPWA) community residence with supportive services to provide permanent housing and supportive services for 35 low-income clients with HIV/AIDS. (District D)
- b) HCDD is requesting authorization for Amendment 2 to extend a contract with SEARCH Homeless Services to November 30, 2018 and provide \$144,551 in HOPWA funding for the administration and operation of SEARCH's House of Tiny Treasures, an early childhood development childcare facility serving HIV-positive individuals and their children. (District I)
- c) HCDD is requesting authorization for Amendment 2 to extend a contract with Catholic Charities of the Archdiocese of Galveston-Houston to November 30, 2018 and provide funding up to \$995,166.75 in HOPWA funds for the administration and operation of two programs:
 - 1. Tenant-Based Rental Assistance Program with supportive services (District C)
 - 2. Short-Term Rent, Mortgage, and Utility Assistance Program with supportive services. (District C)

Presentation:

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

V. 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.

VI. Director's Comments

Tom McCasland, Director, Housing and Community Development Department



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/25/2017

District ALL

Item Creation Date: 9/21/2017

HCD17-86 2015 Flood Events 2nd Amendment

Agenda Item I. a.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) is requesting to substantially amend and resubmit the Action Plan for Disaster Recovery-2015 Flood Events (Plan) to include an additional amount of funding. The U.S. Department of Housing and Urban Development (HUD) recently allocated \$20,532,000 in additional Community Development Block Grant – Disaster Recovery Program (CDBG-DR) funds to the City of Houston for the 2015 flood events.

The amended Plan serves as an application for the additional federal funds to be used to address flooding impacts from major disasters declared in 2015 and future flood resiliency. Major disasters due to severe storms, tornadoes, straight-line winds, and flooding were declared on May 29, 2015 and November 25, 2015. Additionally, narrative was modified to remove a \$100,000 cap for home repair activities.

Community Development Block Grant Disaster Recovery 2015 - \$87,092,000

Activity	Current Amount	Additional Funding	New Total Amount
Public Facilities and Improvements (Infrastructure)	\$40,375,507.21	\$19,505,400	\$59,880,907.21
Housing (Single Family Home Repair)	\$12,000,000	-	\$12,000,000
Housing Buyout	\$10,660,000	-	\$10,660,000
Planning	\$196,492.79	-	\$196,492.79
Administration	\$3,328,000	\$1,026,600	\$4,354,600
Total	\$66,560,000	\$20,532,000	\$87,092,000

HCDD solicited public input for this substantial amendment. HCDD distributed information on these federal grants and sponsored one public meeting. A summary of the updated budget was published in the Houston Chronicle on September 29, 2017 and is available on HCDD's website.

As stipulated by federal regulations and in compliance with the Citizen Participation Plan for Houston's CDBG-DR15 Program, residents have 14 days to comment on the proposed substantial amendment before it is approved by City Council. The 14-day review period extended from September 29, 2017 through October 13, 2017.

This item was reviewed by the Housing and Community Affairs Committee on October 17, 2017.

Tom McCasland, Director

Amount of Funding

\$20,537,000.00

To be received from HUD

Community Development Block Grant Disaster Recovery 2015 (CDBG-DR15) - Fund 5000

Prior Council Action:

9/14/2016

(O) Ordinance 2016-0705

6/28/2017

(O) Ordinance 2017-0483

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/1/2017

District D

Item Creation Date: 10/2/2017

HCD17-94 Pro-Vision Gymnasium and Classrooms

Agenda Item II. a.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) requests Council approve a Contract Amendment between the City and Pro-Vision Inc. to increase the amount of the senior loan and revise the project site plan. HCDD provided \$2,800,000 in federal Community Development Block Grant (CDBG) funds to acquire three parcels of land and construct a 30,000-square-foot multi-purpose gymnasium. The land acquisition was complete in April 2016. There are no additional CDBG funds being added to this project.

The new gymnasium will be constructed on Pro-Vision’s site at 4590 Wilmington Street and will provide Pro-Vision’s campus with six additional classrooms, a basketball court, a stage to be utilized by the students and the community and a workout facility for student athletes. The additional classrooms will enable Pro-Vision to serve an additional 75 students annually and lower its teacher-student ratio from 1:30 to 1:25. The gymnasium will offer After School Programs, Job Enterprise Program, Manhood Development Program, classrooms for The Pro-Vision Academy High School and Middle School, and an Urban Farm. Additional elements of the expansion will create a detention pond and add parking.

The senior loan is being increased from \$3.2 million to \$4 million to cover a gap in the construction budget, and as bridge financing for their capital campaign. The site plan is being revised to reflect a change in the location of the gymnasium, which will now be located in closer proximity to the current campus.

Pro-Vision construction is anticipated to begin in December 2017.

Sources	Amount
COH HCDD	2,800,000.00
Agency	1,207,035.02
Loan	4,000,000.00
Total	8,007,035.02

Uses	Amount
Acquisition & Closing Costs	1,732,108.29
Gymnasium	6,710,394.00
Total	8,442,502.29

-435,467

Tom McCasland, Director

Amount of Funding

N/A

Prior Council Action:

4/6/2016

(O) 2016-0254

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/17/2017

District C

Item Creation Date: 10/10/2017

HCD17-78 Children’s Assessment Center Playground

Agenda Item II. b.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department requests Council approve a contract providing up to \$61,500 in CDBG funds for the purchase and installation of playground equipment at The Children’s Assessment Center Foundation, 2500 Bolsover. The center serves child victims of sexual abuse in Houston and Harris County, and the playground will be used to help address the physical, intellectual, social and emotional development needs of these children.

This project will include the playground equipment, rubber safety surfacing, shaded tables and benches, play-area shading, trash receptacle and minor landscaping. It is part of a larger expansion which was completed in August 2017. The Children’s Assessment Center has found that use of playground equipment helps to foster trust and relationship building between abused children and their caregivers as well as with their peers.

The Children’s Assessment Center is one of the largest advocacy centers of its kind in the nation, and it is the only advocacy center for sexually abused children in Harris County. Last year it provided services to nearly 4,000 children in the community. These services included over 11,000 hours of individual, group and family therapy sessions.

Sources	Amount	Uses	Amount
COH- HCDD *CDBG Funds*	\$ 61,500.00	Purchase/Install	\$ 61,500.00
Total:	\$ 61,500.00	Total:	\$ 61,500.00

Tom McCasland, Director

Amount of Funding

\$61,500

Community Development Block Grant (CDBG) - Fund 5000

Prior Council Action:

N/A

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/01/2017

District F & J

Item Creation Date: 10/02/2017

HCD17-95 Vista on Gessner Motion for a Public Hearing

Agenda Item III. a.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a motion establishing a date for a public hearing to provide a Resolution of No Objection for the 4% tax credit application of Dalcor Affordable Housing I, LLC.

The Texas Department of Housing and Community Affairs (TDHCA) administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located must "hold a hearing ...to solicit public input concerning the Application or Development" before a developer can submit an application for noncompetitive 4% tax credits.

Dalcor Affordable Housing I, LLC, intends to submit an application to the TDHCA requesting an award of 4% tax credits for the acquisition and rehabilitation of Vista on Gessner, an 805-unit affordable housing community located at 6005-6525 South Gessner. HCDD is not being asked to fund this development.

Sources		Uses	
Mortgage Revenue Bonds (TDHCA)	\$50,000,000	Site Acquisition Costs	\$51,553,936
Tax Credits (Berkshire)	31,047,245	Hard Costs	30,703,050
Deferred Developer Fee	10,350,345	Soft Costs	10,006,240
Net Operating Income	10,695,809	Developer Fee	12,330,173
Conventional Loan	2,500,000		
Total	\$104,593,399	Total	\$104,593,399

HCDD requests a Motion to hold a public hearing on November 8, 2017, on the 4% tax credit Resolution of No Objection.

This item was reviewed by the Housing and Community Affairs Committee on October 17, 2017.

Tom McCasland, Director

Amount of Funding

\$0

Prior Council Action:

None

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/15/2017

District F & J

Item Creation Date: 10/02/2017

HCD17-96 Vista on Gessner Resolution of No Objection

Agenda Item III. b.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a Resolution of No Objection for the 4% tax credit application of Dalcor Affordable Housing I, LLC.

Dalcor Affordable Housing I, LLC, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) requesting an award of non-competitive 4% tax credits for the acquisition and rehabilitation of the Vista on Gessner apartments, a 805-unit affordable housing community located at 6005-6525 South Gessner.

Sources		Uses	
Mortgage Revenue Bonds (TDHCA)	\$50,000,000	Site Acquisition Costs	\$51,553,936
Tax Credits (Berkshire)	31,047,245	Hard Costs	30,703,050
Deferred Developer Fee	10,350,345	Soft Costs	10,006,240
Net Operating Income	10,695,809	Developer Fee	12,330,173
Conventional Loan	2,500,000		
Total	\$104,593,399	Total	\$104,593,399

The TDHCA administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located. HCDD recommends approval of this Resolution.

A Public Hearing on this Resolution was held on November 8, 2017.

Tom McCasland, Director

Amount of Funding

\$0

Prior Council Action:

None

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/1/2017

District D

Item Creation Date: 9/28/2017

HCD17-88 Houston SRO 2nd Contract Amendment

Agenda Item IV. a.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) recommends approval of a second contract amendment exercising the renewal option between the City of Houston and Houston SRO Housing Corporation to finance the administration and operation of a HOPWA community residence with supportive services.

The City will grant Houston SRO Housing Corporation (Houston SRO) \$141,365 to operate a HOPWA community residence and provide permanent housing and supportive services for low-income persons affected by HIV/AIDS. Houston SRO anticipates serving 35 clients annually. The target population typically consists of individuals who have experienced ongoing substance abuse issues and mental illness. Supportive services include comprehensive case management and referrals for medical, dental, job training, job placement, mental health counseling, and substance abuse counseling. Operating costs include property management, utilities, property insurance, and other costs. HOPWA funds are providing 60% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$9,690.64	6.9%
Supportive Services	\$24,959.54	17.6%
Operating Costs	\$106,714.82	75.5%
Total	\$141,365.00	100%

HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2016. Houston SRO was one of the agencies selected. This 2nd amendment extends the contract through November 30, 2018.

Houston SRO began receiving HOPWA funds through the City in 1998.

The Housing and Community Affairs Committee reviewed this item on October 17, 2017.

Tom McCasland, Director

Amount of Funding

\$141,365

Housing Opportunities for Persons With AIDS (HOPWA) - Fund 5000

Prior Council Action:

1/20/2016

(O) 2016-47

10/26/16 (O) 2016-822

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/01/2017

District I

Item Creation Date: 9/27/2017

HCD17-90 SEARCH Homeless Services

Agenda Item IV. b.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) recommends approval of a second contract amendment to extend a contract with SEARCH Homeless Services to November 30, 2018. This extension will also provide funding up to \$144,551 in HOPWA funds for administration and operation of a childcare services program for HIV-positive individuals and their children through SEARCH's House of Tiny Treasures, an early childhood development childcare facility.

SEARCH's House of Tiny Treasures will provide early childhood education to 19 homeless children who are living with HIV/AIDS. The services enable the families of such children to lead stable and functional lives. Supportive services will be provided to 35 individuals consisting of parents, family members or primary caretakers infected with HIV/AIDS. Support services will include case management, counseling and referral services to support the basic and emotional needs of those living with HIV/AIDS. The City provides 25% of the budget for this program, while the remaining 75% is provided by other funding sources.

Category	Total Contract Amount	Percent
Administrative	\$9,762.00	6.75%
Supportive Services	\$134,789.00	93.25%
Total	\$144,551.00	100.00%

HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2016 with a one-year renewal option for fiscal year 2017. SEARCH Homeless Services was one of the agencies selected. This second contract amendment will extend the contract period through November 30, 2018. SEARCH Homeless Services has received HOPWA funding through the City of Houston for various contracts since 1996.

This item was reviewed by the Housing & Community Affairs Committee on October 17, 2017.

Tom McCasland, Director

Amount of Funding

\$144,551

Housing Opportunities for Persons With AIDS (HOPWA) - Fund 5000

Prior Council Action:

10/26/2016

(O) 2016-0823

1/20/2016

(O) 2016-0045

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/1/2017

District C

Item Creation Date: 9/27/2017

HCD17-91 Catholic Charities

Agenda Item IV. c.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) recommends approval of a second contract amendment to extend a contract with Catholic Charities of the Archdiocese of Galveston-Houston to November 30, 2018. This extension will also provide funding up to \$995,166.75 for the administration and operation of two programs: (1) Tenant-Based Rental Assistance Program with supportive services and (2) Short-Term Rent, Mortgage, and Utility Assistance Program with supportive services.

The City will grant Catholic Charities up to \$995,166.75 in HOPWA funds. The project's scope of work provides housing assistance and supportive services to approximately 145 low-income households. The agency's AIDS Ministry is a holistic program providing case management, as well as housing and financial assistance for persons infected and/or affected by HIV/AIDS. The City provides approximately 97% of the budget for this program, and 3% is provided by other funding sources.

Category	Total Contract Amount	Percent
Administrative	\$68,700.00	7%
Supportive Services	\$212,286.25	21%
Supportive Services – Permanent Housing Placement (Deposits)	\$20,000.00	2%
Tenant-Based Rental Assistance Program	\$328,394.88	33%
Short-Term Rent, Mortgage, Utility Program	\$365,785.62	37%
Total	\$995,166.75	100.00%

HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2016 with a one-year renewal option for fiscal year 2017. Catholic Charities was one of the agencies selected. This second contract amendment will extend the contract period through November 30, 2018. Catholic Charities has received HOPWA funding through the City of Houston for various contracts since 2003.

This item was reviewed by the Housing & Community Affairs Committee on October 17, 2017.

Tom McCasland, Director

Amount of Funding

\$995,166.75

Housing Opportunities for Persons With AIDS (HOPWA) - Fund 5000

Prior Council Action:

10/26/2016

(O) 2016-0821

1/20/2016

(O) 2016-0046

Contact Information:

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