

Housing & Community Affairs Committee

November 28, 2017



Sylvester Turner, Mayor



Tom McCasland, Director

Hurricane Harvey Response

- **Mutual Aid Agreement with Houston Housing Authority**
- **Up to \$1,812,200 in FEMA funds**
- **Operation of Rapid Rehousing Financial Assistance Intermediary (FAI)**
- **(All Districts)**

Hurricane Harvey Response

- Add **\$1,735,000** of **FEMA** funds to **Management Agreement** with **New Hope Housing Inc.**
- Secures **five months** of operations at **Residence on Emancipation** for residents displaced by Hurricane Harvey
- (District I)

Hurricane Harvey Response

- Provide **\$474,700** in additional **FEMA** funding for **Lease Agreement** with **419 Hope Partners LLC**
- College-dormitory-style housing at **Residence on Emancipation** for Houstonians displaced by Hurricane Harvey
- (District I)

Planning & Grants Management

- Extend **CDBG-DR Round 2 Infrastructure contract** with **GLO**, move funds among categories, split projects into phases (Districts B, D and H)
- **No additional funding**

Categories	Grant Funds (Grantee)	Grant Funds (Third Party)	Amendment #3 Changes	Total Funding
Flood and Drainage Facilities	\$20,117,572.90	\$ ---	\$ ---	\$20,117,572.90
Engineering / Architectural Services	\$ 1,923,000.00	\$2,496,264.10	\$ 218,330.85	\$ 4,637,594.95
Project Delivery	\$ 481,190.00	\$1,097,959.00	\$(213,330.85)	\$ 1,365,818.15
Environmental	\$ 5,000.00	\$ 28,000.00	\$ (5,000.00)	\$ 28,000.00
Total	\$22,526,762.90	\$3,622,223.10	\$ ---	\$26,148,986.00

Planning & Grants Management

- Reallocate funds from Housing Opportunities for Persons with AIDS (HOPWA) Program Summary Budgets in 2014 and 2017 Annual Action Plans (All Districts)
- **No additional funding**

Budget Year Amended	Activity	Budget Decrease	Budget Increase
2014	Resource Identification/Technical Assistance/Housing Information	(\$120,921.00)	
2014	Project or Tenant Based Rental Assistance		\$120,921.00
2017	Project or Tenant Based Rental Assistance	(\$500,000.00)	
2017	Short-term Rent, Mortgage, & Utility Subsidies		\$500,000.00
	Total HOPWA Budget Changes:	(\$620,921.00)	\$620,921.00

Public Services

Renew **Houston Area Community Services (HACS)** contract and provide **\$1,828,150** in **HOPWA** funds for rental, mortgage and utility assistance programs and a transitional medical respite facility (All Districts)

Category	Total Contract Amount	Percent	Households Served
Administrative	\$97,806.02	5%	N/A
Supportive Services	\$171,297.66	9%	50
Perm. Housing Placement	\$54,478.87	3%	60
TBRA	\$1,145,153.16	63%	300
STRMUA	\$259,231.67	14%	200
Operations (Transitional Medical Respite Facility)	\$100,182.62	6%	50
Total	\$1,828,150.00	100%	660

Public Services

Extend **Coalition for the Homeless** contract and provide **\$130,000** in **CDBG** funds for strategic homeless planning activities for regulatory compliance (All Districts)

Category	Amount	Percentage
Program Administration	\$11,099.99	9%
Program Services	\$118,900.01	91%
Total	\$130,000.00	100%

Public Services

Extend **Brentwood Economic Community Development Corp.** contract and provide up to **\$641,468.39** in **HOPWA** funds for community residence and emergency rental assistance (District K)

Category	Client Goal	Total Contract Amount	Percent
Administration	--	\$28,731.00	4.5%
Support Services	135	\$136,665.19	21.3%
Short-term Rent, Mortgage, Utility Program	338	\$370,972.20	57.8%
Operations: Community Residence (Transitional Housing)	25	\$105,100.00	16.4%
TOTAL	498	\$641,468.39	100%

Public Services

- Amend **Coalition for the Homeless** contract to provide **\$700,045** in **HHSP** and **ESG** funds
- Fund management and financial oversight of multiple vendor agencies for case management and navigation services for homeless individuals and families
- (All Districts)

Public Services

Extend Educational Programs Inspiring Communities **H.E.A.R.T.** program and provide up to **\$200,000** in **CDBG** funds for a job training program for developmentally disabled adults (District H)

Category	Contract	Percentage
Program Administration	\$33,928.00	17.0%
Program Services	\$166,072.00	83.0%
Total	\$200,000.00	100.0%

Public Services

- Amend **Healthcare for the Homeless - Houston** (HHH) contract
- Provide **\$150,000** in **CDBG** funds to operate the Project Access homeless transportation program
- (All Districts)

Multifamily Division

- Amend contract to permit formation of condominium regime containing two separate units
- Execute release of lien for portion of collateral to allow **Village at Palm Center** to comply with “50% Test”
- **No additional funding**
- (District D)

Multifamily Division

A motion establishing date for **public hearing** to provide Resolution of No Objection for 4% tax credit application of **Anna Dupree Terrace** (District D)

Sources		Uses	
First Mortgage (HUD Loan 223F)	\$6,700,000	Acquisition	\$10,570,000
Seller's Note	7,077,700	Hard Costs	7,641,031
Transfer of Existing Reserves	929,600	Soft Costs	2,417,307
Tax Credit Equity Partner	8,084,005	Developer Fee	1,530,000
Deferred Developer Fee	88,033	Reserves	721,000
Total	\$22,879,338	Total	\$22,879,338

Multifamily Division

A motion establishing a date for **public hearing** to provide Resolution of No Objection for 4% tax credit application of **Quail Chase Apartments (ETJ)**

Sources		Uses	
Freddie Mac Loan	\$21,160,000	Site Acquisition Costs	\$17,250,000
Tax Credits	10,382,247	Hard Costs	6,970,000
Deferred Developer Fee	1,019,839	Developer Fee	3,807,441
		Soft Costs	2,433,992
		Reserves	2,100,653
Total	32,562,086	Total	\$32,562,086

Housing & Community Development Department


Multifamily Development Standards And Tax Credit Support Criteria



Sylvester Turner, Mayor



Tom McCasland, Director



Low
Income
Housing
Tax
Credits

LIHTCs

Non-Competitive

4%

Issued Throughout
Year

Competitive

9%

Issued Annually

Multifamily Priorities

Promote Development

New Construction

Reconstruction

Renovation

In Following Areas

Complete
Communities

Concerted
Revitalization
Areas / TIRZs

Low Poverty Areas
/ High Performing
Schools

Preserve Existing
Affordable Stock /
Convert Market
Rate to Affordable

Transit
Oriented
Development

Permanent
Supportive / Special
Needs Housing



Minimum Development Standards

City Standard: TDHCA's Multifamily Rules & QAP with **three** main **exceptions**

Exception

1

- Higher standards for floodplain development
- Floodway development prohibited

All transactions meeting these minimum standards will be recommended to receive **Resolution of No Objection** for **4% LIHTC** applications

City Standard: TDHCA's Multifamily Rules & QAP with **three** main **exceptions**

Exception

2

- Lower threshold for poverty rates
- Exceptions for rehabilitations and sites in Complete Communities, CRAs and TIRZs

All transactions meeting these minimum standards will be recommended to receive **Resolution of No Objection** for **4% LIHTC** applications

City Standard: TDHCA's Multifamily Rules & QAP with **three** main **exceptions**

Exception

3

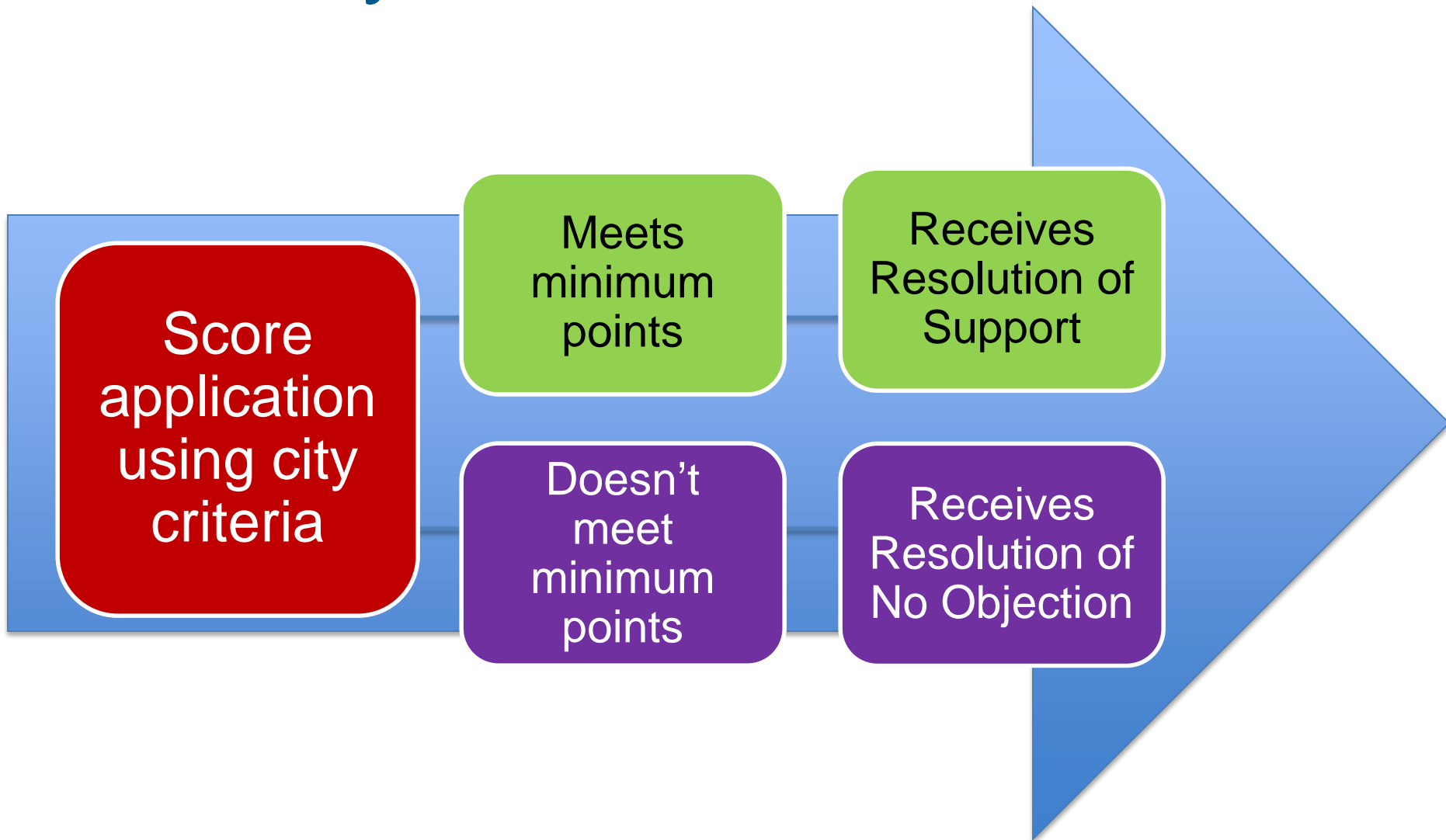
- Higher threshold for school performance standards
- Exceptions for rehabilitations and sites in Complete Communities, CRAs and TIRZs

All transactions meeting these minimum standards will be recommended to receive **Resolution of No Objection** for **4% LIHTC** applications

Scoring Criteria for Competitive 9% LIHTCs



City 9% LIHTC Process



Applications for HCDD Competitive Funds HOME, CDBG, TIRZ



HCDD Competitive Funds Application

Scoring Criteria

SCORE	CRITERIA
	Developer Experience
	Site Location
	Project Information
	Financial Analysis

Developer Experience

Key Scoring Criteria

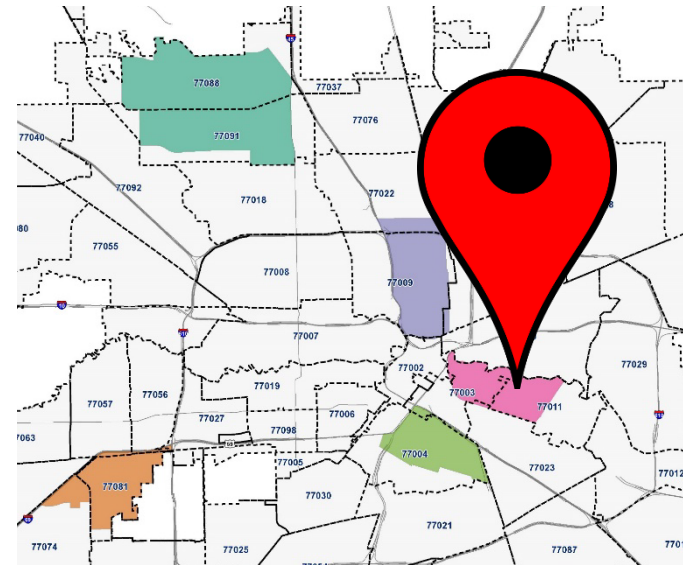
- Years of experience
- Number of transactions
- Financial capacity



Site Location

Key Scoring Criteria

- Complete Community
- Concerted Revitalization Area (CRA)
- Poverty concentration
- Etc.



Project Information

Key Scoring Criteria

- Project readiness
- Mixed income composition
- Local support



Financial Analysis

Key Scoring Criteria

- Proforma analysis
- Cost analysis
- Leverage analysis
- Etc.





Questions

Ordinance No. 2005-1395

Re: Administration of HCDD Affordable Housing Programs

Proposed Amendment:

- Allows greater flexibility for Director to administer programs and respond to needs
- Maintains Council's ability to set overall policy and approve program budgets

Amendment to Ordinance No. 2005-1395

Altars Section 2.A.

- Allows director to alter guidelines and criteria for evaluating funding requests
 - To ensure compliance with regulations
 - To respond rapidly to changing community needs

Removes Section 2.C.

- Removes 30-day posting and Council approval requirements for substantial program amendments

Housing & Community Affairs Committee Director's Report

November 28, 2017



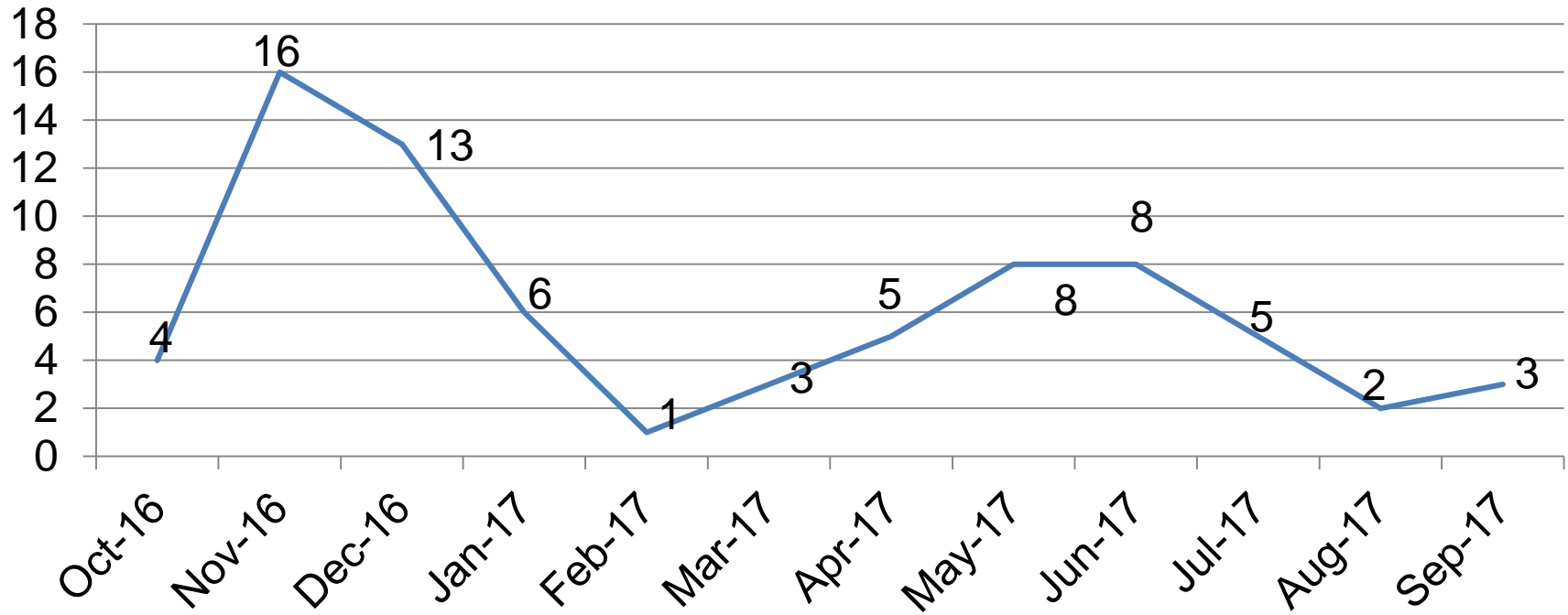
Sylvester Turner, Mayor



Tom McCasland, Director

Disaster Recovery 2 Single-Family Home Program

Total Homes Completed in Past 12 Months: 74

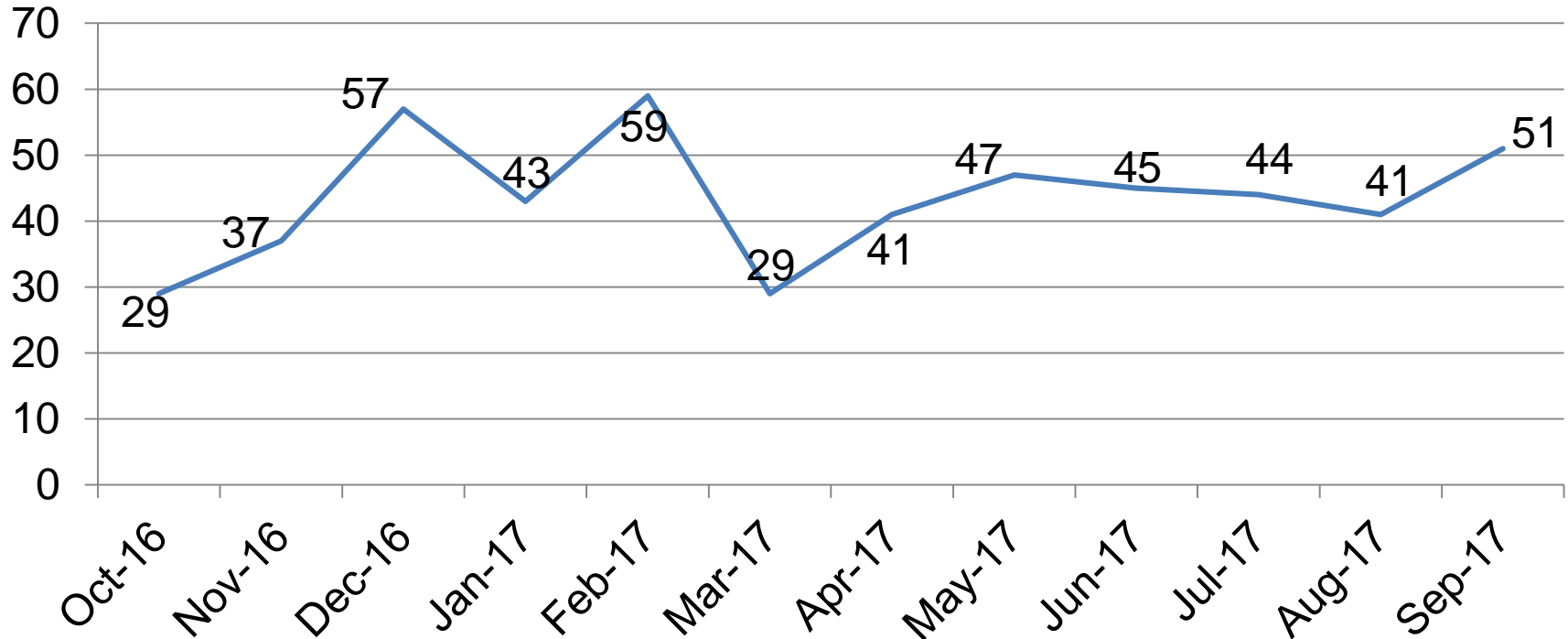


Expenditures: \$8,131,609

Admin & Project Delivery: \$1,880,587 (23%)

Home Repair Program

Total Homes Served in Past 12 Months: 523



Total Cost of Repairs: \$4,566,085

Total Admin: \$415,808 (9.1%)

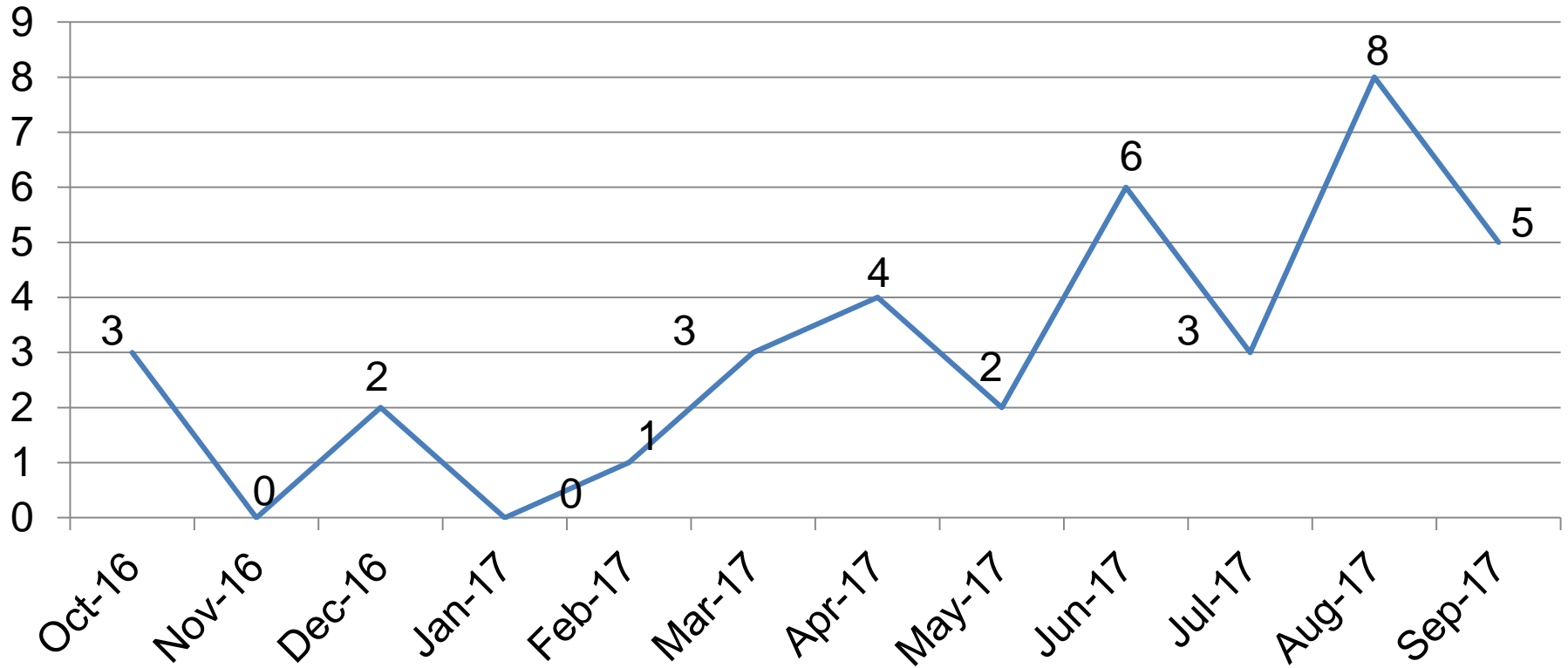
Blue Tarp Initiative Progress Report

As of 11/17/2017

Status Report													Count
Intake Applications													2,150
Completed Applications													837
Ineligible & No Response													1,148
Applications Under Review													61
Title Issues													33
Tax Issues													22
Declined Services													31
Tax and Title Issues													18
Council District	A	B	C	D	E	F	G	H	I	J	K	O	Total
Total	33	842	10	683	22	12	3	280	125	14	126	62	2,150
Ineligible	13	431	2	348	10	8	3	172	81	12	68	62	1,148

Homebuyer Assistance Program

Total Homeowners Assisted in Past 12 Months: 37

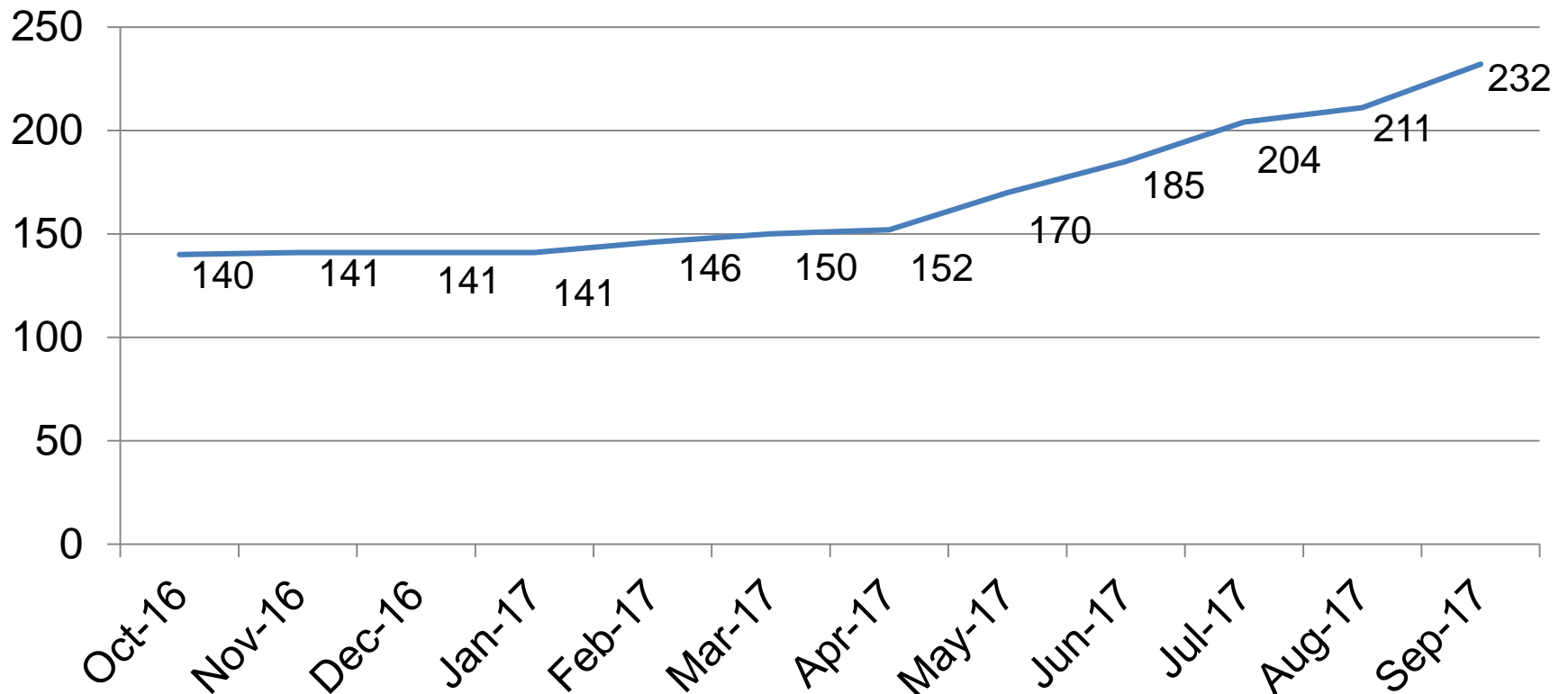


Total Expenditures to Date: \$643,969

Total Admin: \$285,680 (44.3%)

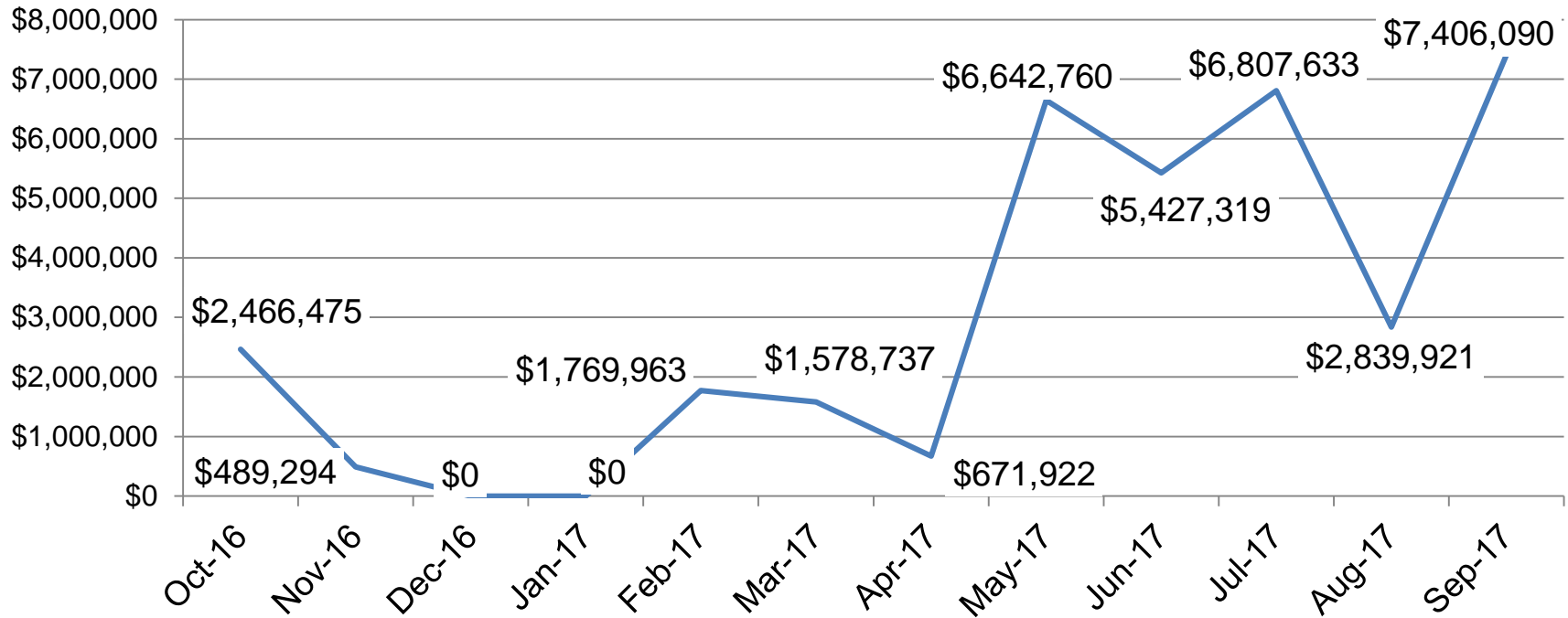
Multifamily Housing Programs

Housing Units Per Month



Multifamily Housing Programs

Expenditures Per Month

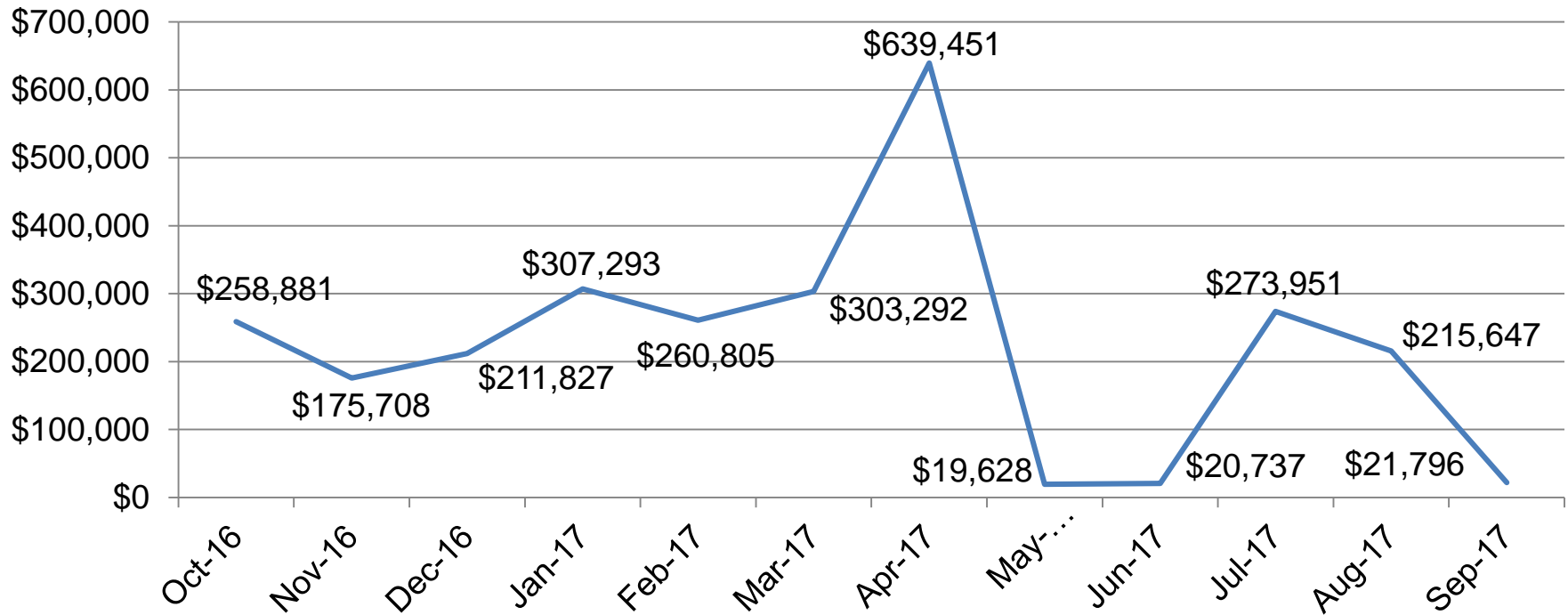


Total Expenditures: \$28,540,364

Total Admin & Project Delivery: \$1,033,621 (3.6%)

Public Facilities

Program Expenditures by Month



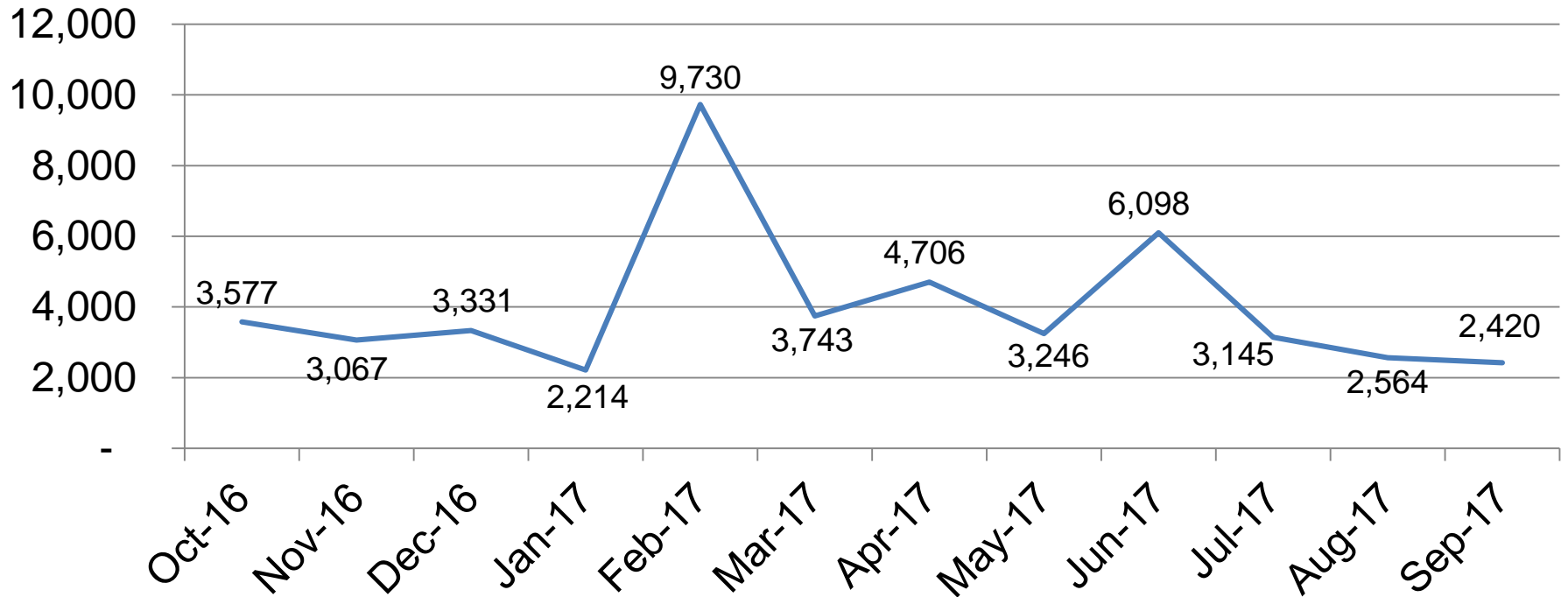
Total Expenditures: \$3,469,186

Current Projects: 29

Total Admin & Project Delivery: \$781,962 (29%)

Public Services

Number of Clients Served by Month



Total Expenditures: \$17,046,005

Total Admin: \$600,068 (3.5%)

THANK YOU



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