



Houston City Council
Housing and Community Affairs Committee

Mike Laster (Chair)

Robert Gallegos (Vice Chair)

Dwight A. Boykins - David W. Robinson - Michael Kubosh

Karla Cisneros - Mike Knox

Tuesday, April 17, 10:00 AM
City Hall Council Chambers

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

II. Public Services

a) **Capital Investing in Development and Employment of Adults, LLC**

Approval of funding for Capital Idea workforce development program, \$200,000.00 - CDBG, (All Districts)

b) **The Coalition for the Homeless of Houston and Harris County**

Approval of funding for Rapid Rehousing Case Management Intermediary, \$650,000.00 - TIRZ (All Districts)

c) **Houston SRO Housing Corporation**

Approval of funding to replace roof and repair water damaged units at HOPWA residence, \$700,000.00 - HOPWA (District D)

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

III. Planning and Grants Management

a) **Substantial Amendments to 2016 and 2017 Annual Action Plans**

Authorization to amend prior Action Plan budgets to increase Construction and Short-Term Rent Mortgage and Utilities Assistance, \$1,100,000.00 - HOPWA (All Districts)

b) **General Land Office**

Approval of an advance of federal funds for housing construction, \$5,000,000.00 - Federal Funds (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Derek Sellers, Deputy Assistant Director Housing and Community Development Department

IV. Public Facilities

a) Teloloapan Meat Market

Authorization to fund equipment costs to encourage economic development and support job creation, \$835,000.00 - CDBG (District B)

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

V. Public Comments

VI. Director's Comments

Tom McCasland, Director, Housing and Community Development Department



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: [Click here to enter a date](#)

District ALL

Item Creation Date: 3/8/2018

HCD18-28

Capital IDEA Houston

Agenda Item #: II.a.

Background:

The Housing and Community Development Department (HCDD) requests approval of a second contract amendment between the City of Houston and Capital Investing in Development and Employment of Adults LLC (Capital IDEA) extending the contract through April 30, 2019 and providing \$200,000.00 in Community Development Block Grant (CDBG) funds for a workforce development program.

Capital IDEA lifts low-income working families out of poverty by enabling participants to pursue associate degrees in higher-paying and in-demand professional fields/careers that lead to life-long independence. Currently, Capital IDEA has 265 participants enrolled: 17 are in developmental instruction in basic math, English, and writing; 49 are in prerequisite courses for college; 60 are enrolled in required core classes for their major; and 139 students have graduated. Of the 139 graduates, 117 are currently preparing to take the State Board of examination. The agency anticipates 27 graduates in the class of 2018.

Category	Amount	Percentage
Program Administration	\$ 22,783.01	11.39%
Program Services	\$177,216.99	88.61%
Total	\$200,000.00	100.00%

HCDD conducted a request for proposals (RFP) for public service contracts for fiscal year 2016 and selected Capital IDEA to receive funding. The City currently provides 33% of the total funding for this program. The original contract Capital IDEA was from May 1, 2016 to April 30, 2017; a first contract amendment extended the contract through February 28, 2018 and a departmental extension set April 30, 2018 as its expiration date.

Capital IDEA began receiving CDBG funds through the City in 2012.

The Housing and Community Affairs Committee reviewed this item on April 17, 2018.

Tom McCasland, Director

Prior Council Action:

05/02/2016 (O) 2016-357

04/13/2017 (O) 2017-287

Amount of Funding:

\$200,000.00

CDBG - Fund 5000

Contact Information:

Roxanne Lawson

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/17/2018

District ALL

Item Creation Date: 3/27/2018

HCD18-38

The Coalition for the Homeless of Houston and Harris County

Case Management Intermediary

Agenda Item #: II.b.

Summary:

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Background:

The Housing and Community Development Department (HCDD) recommends approval of a second contract amendment between the City of Houston and The Coalition for the Homeless of Houston and Harris County (Coalition) to appropriate and allocate \$650,000.00 in Tax Increment Reinvestment Zone (TIRZ) funds to finance the operation of a Rapid Rehousing Case Management Intermediary (CMI). The CMI helps homeless individuals and families achieve immediate and long-term housing stability by linking them to resources available in the community.

As CMI, the Coalition will have management and financial oversight of multiple vendor agencies providing case management and navigation services for homeless families. These services include: (1) conducting a request for proposals (RFP) process to select providers of case management and housing navigation services to a minimum of 116 families, (2) negotiating contracts with providers, (3) processing reimbursement requests, (4) monitoring performance and compliance with HUD regulations, and (5) providing technical and management assistance and training. The City provides 40% of the budget for this program.

HCDD conducted an RFP in September 2016 for CMI services and selected the Coalition. The current contract will remain in effect through December 31, 2018.

The Housing and Community Affairs Committee reviewed this item on April 17, 2018.

Tom McCasland, Director

Amount of Funding

\$650,000.00 Tax Increment Reinvestment Zone (TIRZ) - Fund 2409

Prior Council Action:

1/25/2017 (O) 2017-0053

2/27/2018 (O) 2018-0164

Contact Information:

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(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: [Click here to enter a date](#)

District D

Item Creation Date: 4/3/2018

HCD18-39

Houston SRO Housing Corporation

Housing Opportunities for Persons with AIDS (HOPWA)

Community Residence Roof Replacement and Repairs

Agenda Item #: II.c.

Summary:

Background:

The Housing and Community Development Department (HCDD) requests approval of a contract between the City of Houston (City) and Houston SRO Housing Corporation (Houston SRO) providing up to \$700,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a complete roof replacement and repair of residential units in a HOPWA community residence.

Houston SRO operates a community residence that houses up to 35 residents a year and provides supportive services for low-income persons living with HIV/AIDS. This residence consists of 34 units, was built in 1934 and purchased by Houston SRO in 1998. The building was rehabilitated with HOPWA funding and began housing HOPWA-eligible residents in 2000.

The planned roof replacement will include the removal and replacement of HVAC equipment, removal of all deteriorated and/or damaged decking, framing support and installation of new materials/gutters. Residential units damaged by water penetration will also be repaired. A three-year affordability period will apply for non-substantial repairs.

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

The Housing and Community Affairs Committee reviewed this item on April 17, 2018.

Tom McCasland, Director

Prior Council Action:

N/A

Amount of Funding:

\$700,000.00

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

Contact Information:

Roxanne Lawson

832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/16/2018
Item Creation Date: 4/9/2018

District: ALL

Substantial Amendment for Housing Opportunities
for Persons with AIDS (HOPWA) Budgets

Agenda Item #: III.a.

Background:

The Housing and Community Development Department (HCDD) requests that City Council authorize and approve substantial amendments to the 2016 and 2017 Annual Action Plan budget; these amendments add a construction activity to the annual plans and move \$1,100,000.00 in previously unallocated Housing Opportunities for Persons with AIDS (HOPWA) funds to this activity.

The substantial amendments include budget changes for administration, operating, tenant based rental assistance (TBRA), construction, and short-term rent, mortgage and utility (STRMU) activities.

In accordance with HCDD's Citizen's Participation Plan, the City is required to amend components of its Consolidated Plan/Annual Action 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 an activity is added or deleted from the Plan(s). This item was reviewed by the Housing Committee on April 17, 2018.

Housing Opportunities for Persons with AIDS (HOPWA)		
Activity	Delete/Decrease	Add/Increase
The Program Year 2016 Budget is Amended as follows:		
Sponsor Administration - Subgrantees	\$400,000.00	
* Construction		\$400,000.00
The Program Year 2017 Budget is Amended as follows:		
Operating Costs	\$400,000.00	
Project or Tenant Based Rental Assistance	\$ 300,000.00	
* Construction		\$300,000.00
Short-term Rent, Mortgage & Utility Subsidies		\$400,000.00
Total HOPWA Budget Changes:	\$1,100,000.00	\$1,100,000.00

*New activity for the Plan year

Tom McCasland, Director

Amount of Funding:

Not Applicable

Prior Council Action:

04/27/2016 (O) 2016-340; 07/19/2017 (O) 2017-516

Contact Information:

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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/24/2018

District: ALL

Item Creation Date: 4/4/2018

HCD18-42

Amendment 2 to FEMA Interlocal Agreement
with the General Land Office

Agenda Item #: III.b

Background:

The Housing and Community Development Department requests approval of a second amendment to an interlocal agreement (#18-210-007) between the Texas General Land Office (GLO) and the City of Houston (City) allowing the GLO to advance \$5,000,000.00 in federal funds for housing construction to the City to expedite home repairs for eligible Houstonians affected by Hurricane Harvey. This amendment does not increase the total amount of funding authorized by the interlocal agreement, which was previously approved by City Council on 12/13/17 by Ordinance No. 2017-0961.

In accordance with the interlocal agreement, the City shall expend the advanced funds as needed for construction and program management costs and shall invoice the GLO for reimbursement of these costs. The parties agree that the GLO shall retain FEMA reimbursements for all costs up to the total amount of the advance.

Tom McCasland, Director

Amount of Funding

Not Applicable

Prior Council Action:

2017-0961 (O) 12/13/2017

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District B

Item Creation Date: 1/31/2018

Teloloapan Meat Market

HCD18-41

Agenda Item #: IV.

Background:

The Housing and Community Development Department (HCDD) requests City Council approval of contract between the City of Houston and Teloloapan Meat Market #1, LLC (Teloloapan) granting \$835,000.00 in Community Development Block Grant (CDBG) Economic Development funds for equipment costs at a grocery store to be located at 5602 Lyons Avenue.

The proposed grocery store will be approximately 15,000 square feet and serve the Fifth Ward community by offering fresh food and creating approximately 71 new job opportunities in this community. The store will include a meat department, fresh produce, processed foods, a bakery, tortilla factory, and kitchen area for casual dining. The store will invest in its employees by providing company training and by paying for certifications in food managing and handling.

Teloloapan Meat Market is a chain of specialty family-owned and operated supermarkets that opened their first store in 1995. Today, they operate seven locations in the Houston area with the goal of serving low-income communities.

The total cost of this project is \$1,077,285.00 Teloloapan will provide \$242,285.00 for the build-out of the store and will repay \$200,000.00 of the \$835,000.00 in CDBG funds in annual installments during a land use restriction period, which runs for five years from the project completion date.

The Housing and Community Affairs Committee reviewed this item on April 17, 2018.

Tom McCasland, Director

Prior Council Action:

N/A

Amount of Funding

\$835,000.00

Community Development Block Grant (CDBG) - Fund 5000

Contact Information:

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