

Housing & Community Affairs Committee

November 7, 2018



Sylvester Turner, Mayor



Tom McCasland, Director

Item II.a.: HCD18-104 New Home Development Program Master Contractor Agreement De-Obligation (All Districts)

- De-obligating \$6,665,326.00 of the \$12,256,284.58 in CDBG funds originally budgeted for the Master Contractor Agreements for New Home Development
- The Single Family Program provides for new home development and home repair/reconstruction
- Typically, repair home repair is funded with CDBG dollars as HUD normally does not permit CDBG funds to be used for new construction

Item II.a.: HCD18-104
 New Home Development Program
 Master Contractor Agreement De-Obligation
 (All Districts)

- On October 13, 2017, HUD issued a waiver to temporarily allow existing CDBG funds to be used for new home construction due to the housing stock lost as a result of Hurricane Harvey
- Based on a broad interpretation of the waiver, HCDD allocated \$12,256,284.58 in CDBG funds for New Home Construction, which Council approved in August 2018
- However, the waiver's limits were stricter than originally interpreted and all homes would have to be sold by June 30, 2019

Item II.a.: HCD18-104
 New Home Development Program
 Master Contractor Agreement De-Obligation
 (All Districts)

As a result, HCDD is now seeking to align funding sources with their most appropriate use through four related actions:

- **HCD18-104** - De-Obligates \$6,665,326.00 in CDBG funds from the Master Contractor Agreement for New Home Development
- **HCD18-108** - Reallocates \$12,256,284.58 in CDBG funds from New Home Construction to Home Repair
- **HCD18-102** –Allocates \$10,098,907.00 of CDBG funds to a Master Contractor Agreement for Home Repair
- **HCD18-101** – Re-appropriates \$9,935,050.00 of TIRZ Funding from Home Repair New to New Home Development

Item II.a. – II.d. HCD18-104
 New Home Development Program
 Master Contractor Agreement De-Obligation
 (All Districts)



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Item II.b.: HCD18-108
 CDBG Substantial Amendment to the
 2013, 2015, 2016, 2017 and 2018 Annual Action Plans
 (All Districts)

- Council approval of an Ordinance authorizing substantial amendments to the 2013, 2015, 2016, 2017, and 2018 Annual Action Plan budgets
- Will move \$12,256,284.58 from the Single-Family Development - New Construction Activity to the Single-Family Home Repair Activity
- In accordance with HUD's regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan if a reallocation changes the budget of an activity by more than 25%

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Item II.c.: HCD18-102
 Single Family Home Repair Program
 Master Contractor Agreement Allocation
 (All Districts)

- City Council approval of an Ordinance authorizing the allocation of \$10,098,907.00 in CDBG funding to the Master Contractor Agreements under HCDD's Home Repair Program
- HCDD is now seeking to increase funding for HCDD's Home Repair Program through an additional \$10,098,907.00 in CDBG funding
- These funds will be allocated under the Master Contractor Agreements through a Tri-Party Agreement between the City, contractor, and homeowner not exceed \$200,000.00

Item II.d.: HCD18-101
 Re-Appropriate TIRZ funding from the Home Repair Program to
 the New Home Development Program
 (All Districts)

- Ordinance No. 2018-56, on January 24, 2018, appropriated \$10,000,000.00 of TIRZ funding for 12 Master Contractor Agreements for the Single Family Home Repair Program (HRP)
- HCDD is now requesting the de-appropriation of \$9,935,050.00 of funding from these 12 HRP Master Contractor Agreements, and
- The re-appropriation of these funds to the Master Contractor Agreements for the New Home Development Program (NHDP), as noted in the following table

Item II.d.: HCD18-101
Re-Appropriate TIRZ funding from the Home Repair Program
to the New Home Development Program
(All Districts)

VENDOR	VENDOR #	CONTRACT #	ORIGINAL HRP AMOUNT	HRP DEALLOCATI ON	REMAININ G HRP AMOUNT	NHDP ALLOCATIO N AMOUNT
SLSCO, Ltd.	148376	4600014684	\$833,333.33	(\$833,333.33)	\$0.00	
The Baptiste Group	152911	4600014685	\$833,333.33	(\$833,333.33)	\$0.00	
DSW Homes, LLC	136956	4600014686	\$833,333.33	(\$833,333.33)	\$0.00	
Houston Habitat for Humanity	116676	4600014687	\$833,333.33	(\$833,333.33)	\$0.00	
Crown Ridge Builders, LLC	153206	4600014688	\$833,333.33	(\$833,333.33)	\$0.00	
James W. Turner Construction, Ltd. (JWTC)	150505	4600014689	\$833,333.33	(\$833,333.33)	\$0.00	
Rebuilding Together Houston	137266	4600014690	\$833,333.33	(\$833,333.33)	\$0.00	
Mayberry Homes, Inc.	141253	4600014691	\$833,333.33	(\$833,333.33)	\$0.00	
Thompson Construction Group, Inc.	153056	4600014692	\$833,333.33	(\$768,383.33)	\$64,950.00	
Burghil Homes	127522	4600014693	\$833,333.33	(\$833,333.33)	\$0.00	
Byrdson Services LLC	131234	4600014695	\$833,333.33	(\$833,333.33)	\$0.00	
PMG Construction Inc.	154015	4600014698	\$833,333.37	(\$833,333.37)	\$0.00	
TOTAL			\$10,000,000.00	(\$9,935,050.00)	\$64,950.00	\$9,935,050.00

Item III.a.: HCD18-109
Disaster Recovery
Multifamily Rental Program Guidelines
(All Districts)

- The Disaster Recovery (DR-17) Multifamily Rental Program guidelines will provide the broad outline of what HCDD’s Multifamily Rental Programs will cover
- By leveraging CDBG-DR proceeds with other programs, HCDD anticipates financing approximately 1,500 - 3,000 units of affordable rental units for low-to-moderate income households
- All work must be completed six years from the award of the contract to the City of Houston from the Texas General Land Office (GLO), HUD’s direct recipient of Hurricane Harvey CDBG-DR funds

Item III.a.: HCD18-109
 Disaster Recovery
 Multifamily Rental Program Guidelines
 (All Districts)

The Multifamily Program aims to:

- Facilitate the development of new multifamily rental housing
- Acquisition and/or rehabilitation of flood-damaged multifamily rental housing
- Strategic land acquisition for multifamily development to meet the needs of disaster impacted rental households
- Serve the homeless population by creating permanent supportive housing as well as housing for special needs populations

Item III.b.: HCD18-80
 Credit Ledger Purchase Approval for 3300 Russell
 (District B)

City Council Ordinance 2000-0362 authorized a Ledger Agreement between the City of Houston and Houston Independent School District for exchanging properties without exchanging cash

HISD has declared 3300 Russell “surplus” and will convey the land to the City under this Ledger Agreement

- The 4.772 acre site is adjacent to the Tuffly Park Community Center in the Fifth Ward and is the site of the now-razed Scott Elementary School, located in the 500-year flood plain
- After acquisition, HCDD will assess the site for its highest potential and will seek proposals from developers to construct affordable housing
- HCDD anticipates a 12 – 18-month pre-development timetable to perform an evaluation of the scope of the project

Item III.b.: HCD18-80 Credit Ledger Purchase Approval for 3300 Russell (District B)

Sources & Uses			
Sources	Amount	Uses	Amount
City of Houston Request Credit to HISD Ledger Account	\$436,500*	Acquisition - Ledger amount	\$436,500*
TIRZ – estimate not to exceed	\$43,500 estimate	Due diligence costs, closing related costs and post closing maintenance	\$43,500 estimate
Total Source of Funds:	\$480,000*	Total Project Cost:	\$480,000*

*Note- HISD appraisal value approved by GSD - \$436,500

Item III.b.: HCD18-80 Credit Ledger Purchase Approval for 3300 Russell (District B)



Item IV.: HCD18-111
 CDBG-DR Contractor Pool and
 Master Contractor Agreement
 (All Districts)

- HCDD requests an ordinance approving a pool of contractors to perform housing repair and construction services for CDBG-DR Programs
- On Friday, June 22, 2018, The City of Houston issued a Request for Qualifications (RFQ) for Housing Construction and Repair Services, (S72-Q26671)
- Through this RFQ Process, the City will select a pool of contractors to undertake projects in the Harvey Homeowner Assistance Program (HoAP), Single Family New Home Construction Program, and Harvey Recovery Small Rental (HRSR) Program

Item IV.: HCD18-111
 CDBG-DR Contractor Pool and
 Master Contractor Agreement
 (All Districts)

- The RFQ provides a three (3) year contract with two (2) one-year options to renew annually, for a maximum five-year contract term for Housing Construction and Repair Services for HCDD
- A zero-dollar Master Contract Agreement will be executed with individual contractors
- The project is pending contract award as the RFQ is still being evaluated and the contractors have not yet been finalized
- Once the review process is finalized, successful contractors are selected for award with Council approval, and the results will be made public

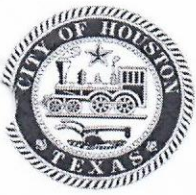
THANK YOU



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Interoffice

Correspondence



To: Mike Laster, Chair Housing and Community Affairs Committee

From: Melody Barr

Date: November 6, 2018~~November 1, 2018~~

Subject: Public Service items going to City Council

The following are summaries of projects Housing and Community Development Department (HCDD) anticipates bringing before City Council over the next several weeks. All items have gone through a procurement process. For item I-A, the was procured using Sole Source. For items II-A through D, HCDD conducted a Request for Proposals for Housing Opportunities for Persons With AIDS (HOPWA) contracts for fiscal year 2019. These agencies are 4 of 14 that have been selected. These contracts will have a term beginning December 1, 2018 through November 30, 2019.

I. Single Source Funding. Contract period from January 1, 2019 – December 31, 2019.

a. Coalition for the Homeless of Houston / Harris County Homeless Planning (All Districts)

The Housing and Community Development Department (HCDD) recommends Council approval of a contract between the City of Houston and the Coalition for the Homeless of Houston and Harris County (The Coalition), providing \$130,000.00 in Community Development Block Grant funds to provide strategic homeless planning activities.

The Coalition addresses solutions to homelessness through collaborative resource development and service coordination in the areas of affordable housing, education, employment, transportation, child care, mental health, food, and shelter. These planning activities are required to keep the program in regulatory compliance. Activities include the Community Strategic Plan to End Homelessness, permanent supportive housing implementation planning, and transitional housing inventory analysis.

II. HOPWA contracts for fiscal year of 2019. Contract period from December 1, 2018 – November 30, 2019.

a. Houston SRO Housing Corporation (District D)

HCDD recommends Council approval of a contract between the City of Houston and Houston SRO Housing Corporation (Houston SRO), providing \$212,797.90 in HOPWA funds to finance the administration and operation of a permanent housing facility with 33 efficiency units that are dedicated to housing very-low income, single adults, living with HIV/AIDS. Houston SRO anticipates serving a minimum of 29 clients annually.

b. Houston Area Community Services, dba Avenue 360 (All Districts)

HCDD recommends approval of a contract between the City of Houston and Houston Area Community Services, dba Avenue 360 (HACS) providing \$3,672,845.00 in HOPWA funds.

HACS will provide services to a minimum of 642 low-income households affected by HIV/AIDS. Services include rental subsidies and short-term emergency assistance to prevent homelessness by helping families remain in their own dwellings. Supportive services include, housing case management, permanent housing placement (rent and utility deposits, applications fees), and behavioral health services. Housing assistance will be provided as follows: (1) Tenant Based Rental Assistance (TBRA) for 297 households; (2)

Short Term Rent Mortgage Utility Assistance (STRMUA) for 218 households; (3) Permanent Housing Placement Services (PHPS) for 82 households; and (4) Operations of emergency respite for 45 households.

c. Catholic Charities of the Archdiocese of Galveston-Houston (All Districts)

HCDD is requesting Council approval of a contract between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston, providing up to \$1,231,216.98 in HOPWA funds for the administration and operation of two housing programs: Tenant-Based Rental Assistance program with supportive services and Short-Term Rent, Mortgage, and Utility Assistance program with supportive services. This project will provide housing assistance and supportive services to approximately 150 low-income households affected by HIV.

d. SEARCH Homeless Services – House of Tiny Treasures (District I)

HCDD recommends approval of a contract between SEARCH Homeless Services and City of Houston to provide funding up to \$132,579.00 for the administration and operation of a childcare services program for persons affected by HIV/AIDS and their children through The Foshee Family House of Tiny Treasures, an early childhood development childcare facility.

This program will provide developmentally appropriate child care services to a minimum of 16 homeless and formerly homeless children infected with HIV or for homeless and formerly homeless children whose primary caretaker is living with HIV. Supportive services will be provided to 35 individuals consisting of parents, family members or primary caretakers living with or affected by HIV/AIDS.