

Housing & Community Affairs Committee

December 18, 2018





Sylvester Turner, Mayor



Tom McCasland, Director

Item II.a.: Brentwood Community Foundation (District K)

- Up to \$650,789.10 in HOPWA funds for a community residence and emergency rental assistance program with supportive services
- Will serve up to 498 low-income households affected by HIV/AIDS with:
 - Rental assistance
 - Case management and counseling
 - A substance abuse program and;
 - Nutritional services

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**Item II.a.:
Brentwood Community Foundation
(District K)**

Category	FY2019 Total Contract Amount	FY2019 Client Goal	Percentage
Administrative	\$41,116.60	–	6.3%
Supportive Services	\$142,485.28	135	21.9%
STRMUA	\$371,267.22	338	57.0%
Operations: Community Residence	\$95,920.00	25	17.8%
Total	\$650,789.10	498	100.00%

Contract Term: February 1, 2019-January 31, 2020

**Item II.b.:
Educational Programs Inspiring Communities
Housing Education and Readiness Training Program
(District H)**

- Providing up to \$200,000 in CDBG funds for a job training program serving 42 developmentally disabled adults
- Funding will support a special education teacher, job training instructors, program manager, training facility, and administration costs
- Participants will receive life skills, social skills, job readiness, hands-on training, classroom training and community-based vocational instruction

Item II.b.:
Educational Programs Inspiring Communities
Housing Education and Readiness Training Program
(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%

Contract Term: February 1, 2019-January 31, 2020

Item II.c.:
Healthcare for the Homeless - Houston
Project Access Transportation Program
(All Districts)

- Up to \$170,000.00 in CDBG funds to operate a 40-passenger wheelchair accessible bus with stops at 21 health and social service providers
- Will serve a minimum of 2,700 unduplicated homeless persons, totaling more than 31,000 trips annually
- HHH will provide a community health worker to serve as a resource for riders, collect data, etc.
- **Contract Term: February 1, 2019-January 31, 2020**

Item II.d.:
Houston Housing Authority
HOME Tenant Based Rental Assistance (TBRA)
(All Districts)

- First Contract Amendment, providing a 12-month extension and up to \$1,235,935.00 in additional HOME (TBRA) funds
- Providing up to \$234,000.00 in Homeless Housing and Service Program funds for the Financial Assistance Intermediary
- Contract Term: July 20, 2017 to December 31, 2019

Item II.d.:
Houston Housing Authority
HOME Tenant Based Rental Assistance (TBRA)
(All Districts)

- The Houston Housing Authority will deliver the following program services:
 - (1) Management of the Houston/Harris County Continuum of Care Rapid Rehousing Collaborative financial assistance funds, and
 - (2) Operation of direct rental and utility assistance to a minimum of 200 chronic or near chronic homeless clients

Item II.d.:
Houston Housing Authority (HHA)
HOME Tenant Based Rental Assistance (TBRA)
(All Districts)

Activity	Amount	Percentage
Administration	\$0.00	0%
HHSP	\$234,000.00	15.92%
HOME TBRA	\$1,235,935.00	84.08%
Total	\$1,469,935.00	100.00%

Item II.e.:
Houston Housing Authority (HHA)
Financial Assistance Intermediary
(All Districts)

- The City will grant the HHA \$240,000.00 in Homeless Housing Services Program funds and \$171,000.00 in Tax Increment Reinvestment Zone funds for:
 - (1) Management of the Houston/Harris County Continuum of Care Rapid Rehousing Collaborative financial assistance funds
 - (2) Administration of direct rental and utility assistance to a minimum of 200 Rapid Rehousing households.
- Contract Term: February 1, 2019 – January 31, 2020

Item II.f.:
Coalition for the Homeless of Houston and Harris County
Case Management Intermediary (CMI)
(All Districts)

- Up to \$1,000,000.00 (\$204,000.00 in HHSP funds, \$692,112.00 in ESG funds and \$103,888.00 in TIRZ funds) for the Rapid Rehousing CMI
- The CMI will provide management and financial oversight of multiple vendor agencies for case management and navigation services for 300 homeless persons and families
- Contract Term: February 1, 2019 – January 31, 2020

Item II.f.:
Coalition for the Homeless of Houston and Harris County
Case Management Intermediary (CMI)
(All Districts)

Activity	Amount	Percentage
Administration	\$64,600.00	6.46%
Direct Program Cost	\$935,400.00	93.54%
Total	\$1,000,000.00	100%

Item III.a.:
Montrose Counseling Center
2222 Cleburne - New Construction
(All Districts)

- An amendment to the original Loan Agreement between the City of Houston and Montrose Counseling Center, Inc.
- Will increase to original loan amount of \$2,500,000.00 by \$2,206,000.00 to fund cost overruns
- The total cost per unit equates to \$238,365.77. City of Houston funding per unit equals \$42,017.86

Item III.a.:
Montrose Counseling Center
2222 Cleburne - New Construction
(All Districts)

- 2222 Cleburne will provide a mix of one and two-bedroom floor plans for low-income seniors.
- 112 units will be restricted to tenants earning 60% of Area Median Income or below.
- 2222 Cleburne will include a 1,600-square-foot clinic for a clinic with two full-time medical specialists.
- This development will provide licensed onsite social workers to help residents achieve their highest potential.



Item III.a.:
Montrose Counseling Center
2222 Cleburne - New Construction
(All Districts)

Sources & Uses			
Sources:		Uses:	
City of Houston TIRZ funds	\$4,706,000.00	Hard Cost	\$19,887,000.00
BBVA - Permanent Lender	\$3,780,000.00	Soft Cost	\$3,465,834.00
National Equity Fund - 9% Housing Tax Credit Proceeds	\$13,873,613.00	Developer Fee	\$2,843,404.00
Private Contributions	\$1,700,000.00	Reserves	\$500,728.00
Kinder Foundation	\$1,500,000.00		
In-Kind Equity/ Deferred Developer Fee	\$1,137,353.00		
Total Source of Funds:	\$26,696,966.00	Total Cost:	\$26,696,966.00


Director's Report

Housing & Community Development Department

Multifamily Development Standards And Tax Credit Support Criteria





Sylvester Turner, Mayor

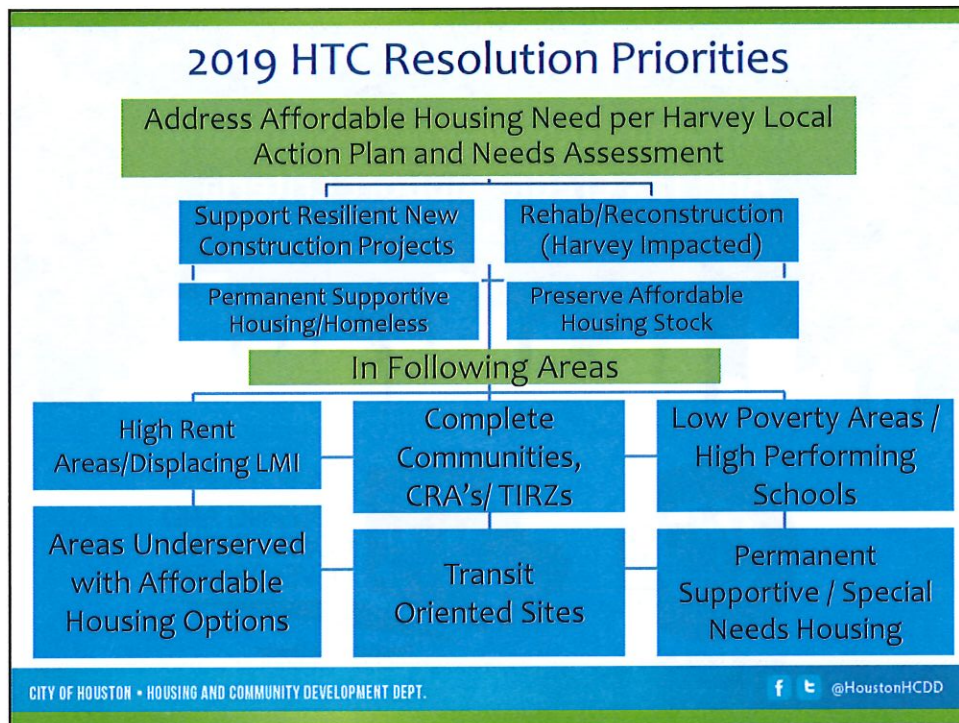


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Tom McCasland, Director

LIHTCs	Low Income Housing Tax Credits	Non Competitive 4% Competitive 9%
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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

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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

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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

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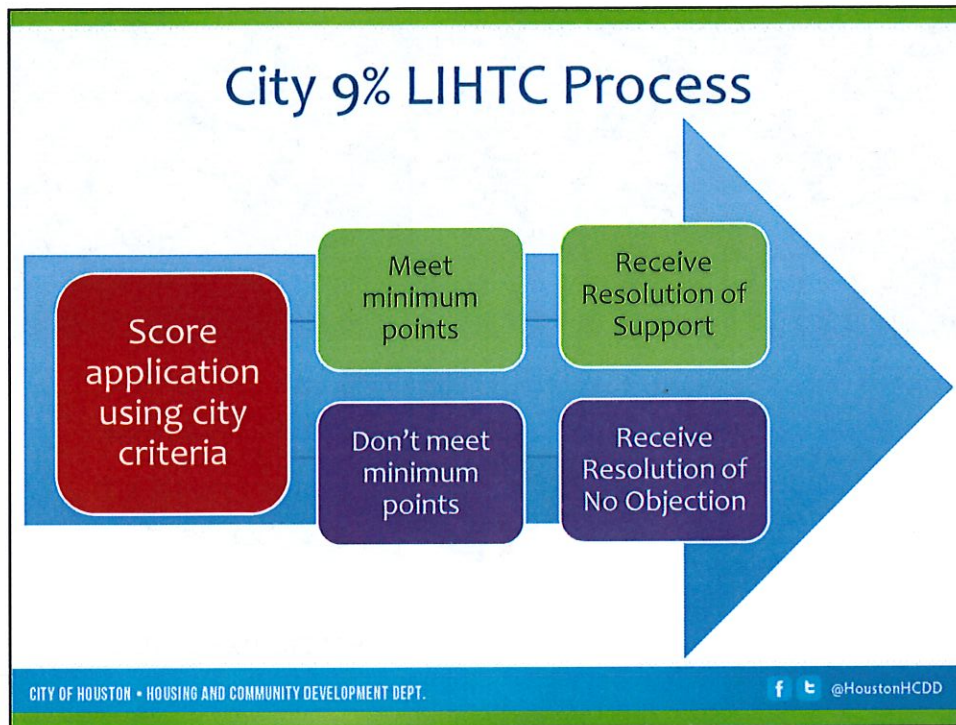
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Scoring Criteria for Competitive 9% LIHTCs



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9% Resolutions of Support (Minimum Points: 8)

Scoring Criteria for Proposed 9% HTC Developments	Points
Located within Houston City limits	2
Located within 4 miles of City Hall	1
Located within Complete Community or TIRZ	2
No Other LIHTC Development in census tract	1
No LIHTC Development (<15 years old) in census tract	2
Located within ¼ mile of any public transportation stop	1
Located within ¼ mile of high frequency public transportation stop	2
Census tract indicates less than 15% poverty concentration	2
Census tract indicates less than 20% poverty concentration	1
Zoned to A or B rated school per “Children At Risk” rankings	2
Mixed Income: A minimum of 10% of Units to be unrestricted	1
Mixed Income: A minimum of 20% of Units to be unrestricted	2
Written Letters of Community Support (i.e; Civic organizations)	1



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THANK YOU



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Monthly Report

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HOUSING RECOVERY – SINGLE FAMILY

PROGRAM	INTAKE PIPELINE	Δ	PRE-CONSTRUCTION ¹	Δ	NTPS ISSUED ²	Δ	UNDER CONSTRUCTION	Δ	COMPLETED	Δ	TOTAL ³
HRP – TIER 1 MINOR REPAIRS Less than \$10,000			0	0	0	0	0	0	54	0	54
HRP – TIER 2 SUBSTANTIAL REPAIRS Greater than \$10,000	283	-138	217	+185	0	-4	10	-12	33	+24	260
HRP – TIER 3 RECONSTRUCTION Greater than \$95,000			190	+65	8	8	16	16	0	0	214
2015 STORM DAMAGE ⁴	7	-50	33	+19	0	0	0	0	2	+2	35
NEW HOME DEVELOPMENT	125 lots	0	41	+41	0	0	8	8	0	0	49
TOTALS	290	-188	481	+310	8	4	34	12	89	+26	612

PROGRAM	Population	Active Construction	Δ	Final Inspection Scheduled	Δ	Final Inspection Complete	Δ	IN CLOSEOUT with GLO	Δ
DALHR	185	0		0		2		183	

Δ shows changes from the July 23 report (NOTE NO DELTAS FOR DALHR BECAUSE OF NEW REPORTING FRAMEWORK)

1. Pre-construction includes QC and pre-QC applications



2. Totals in far right column shows the total number of active files in each program (does not include intake pipeline)

3. 2015 Storm Damage reduction due to incomplete documentation submitted by Homeowners and/or files moved to an inactive status

4. New Home Development lots (125) are not included in the Intake Pipeline total (intake pipeline total represents specific individuals/households identified for intake; New Home Development lots are not targeted to specific individuals or households)

Last updated: 12/17/18



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Public Services Programs

- 87,927 Clients served from November 2017 - October 2018
- Total expenditures (all sources) for this period: \$19,172,011.07
- Total Administrative Costs: \$989,902.60 (5.1%)

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Public Facilities Projects

- Average number of projects in progress per month for November 2017 – October 2018: 20
- Total expenditures (all sources) for this period: \$19,774,144.05
- Total Administrative Costs: \$362,491.32 (1.8%)

Multifamily Projects

- HCDD Restricted Units Completed for November 2017 - October 2018: 520
- Total Units Completed for November 2017 – October 2018: 738
- Total expenditures for this period: \$17,693,366.55
- Total Administrative Costs: \$803,332.73 (.4%)

Down-payment Assistance



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Down-payment Assistance

- Total clients served from November 2017 - October 2018: 81
- Total expenditures for this period: \$1,953,527.63
- Total Administrative Costs: \$365,482.63 (18.7%)

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Public Hearings – Entitlement Programs

Sunnyside Multi-Service Center
Thursday, November 8, 2018
9314 Cullen Blvd, Houston, TX 77051
6:00-8:00 p.m.



Northeast Multi-Service Center
Wednesday, November 7, 2018
9720 Spaulding Street, Houston, TX 77016
6:00-8:00 p.m.

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HCDD is Moving in 2019!

New Location: 2100 Travis



- Accessible
 - Expanded Space
 - Modern Amenities
 - Significant Cost Savings

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