

# Housing & Community Affairs Committee

July 16, 2019



Sylvester Turner, Mayor



Tom McCasland, Director

# Agenda Item: II.

## Coalition CMI 1st Contract Amendment (All Districts)

- First Contract Amendment: no change to contract period, just adding \$202,243.00 in funding
- Scope of Work:
  - Manage the Houston/Harris County CoC Rapid Rehousing Collaborative Case Management Intermediary
  - Provide case management / navigation services for a Rapid Rehousing program serving at least 300 homeless clients

# Agenda Item: II.

## Coalition CMI First Contract Amendment (All Districts)

Category	FY2019 Original Contract Amount	FY2019 Amended Amount	FY2019 Amended Total Contract Amount	Percentage
TIRZ – Administration	\$64,600.00		\$64,600.00	5.37%
HHSP – Direct Program Cost	\$204,000.00		\$204,000.00	16.97%
ESG – Direct Program Cost	\$692,112.00		\$692,112.00	57.57%
TIRZ – Direct Program Cost	\$39,288.00	\$202,243.00	\$241,531.00	20.09%
Total	\$1,000,000.00	\$202,243.00	\$1,202,243.00	100.00%

# Agenda Item: III.

## Purchase of 9100 Fondren Road (District: J)

- An Option Agreement for Purchase and Sale of Real Property between BRE Boardwalk Apartments LLC and the City of Houston for The Boardwalk Apartments, located at 9100 Fondren Road.
- This activity is eligible under the HCDD Disaster Recovery (DR-16) Multi-family Voluntary Buyout Program (MVB Program).
- HCDD intends to convert this site into greenspace, and/or water detention, to help reduce the risk for future flooding in the area.

# Agenda Item: III.

## Purchase of 9100 Fondren Road (District: J)

- The Property comprises approximately 7.73 acres of land and is located at 9100 Fondren Road.
- The Purchase Price is \$1,010,211.00, subject to adjustment based on final appraisal, but in no event will exceed \$1,500,000.00, plus additional due diligence and closing costs of \$40,000.00.
- The purchase of the Property is subject to environmental clearance from HUD and the Texas GLO.

# Agenda Item: III.

## Purchase of 9100 Fondren Road (District: J)

Sources	Amount	Uses
CDBG DR 16	\$1,500,00.00	Estimated Purchase Price *
CDBG DR 16	\$40,000.00	Estimated Due Diligence and Closing Costs
<b>Total</b>	<b>\$1,540,000.00</b>	<b>Estimated Total</b>

\*Note - subject to adjustment based on final appraisal

# Agenda Item: III. Purchase of 9100 Fondren Road (District: J)



# Agenda Item: IV.

## Additional Funding for Houston Land Bank (HLB) (All Districts)

An ordinance providing the Houston Land Bank (HLB) with \$5,000,000.00 in Tax Increment Reinvestment Zone (TIRZ Fund 2409) for the acquisition of properties associated with:

- Disaster Recovery
- Complete Communities, and
- High priority areas for affordable home development



# Agenda Item: IV.

## Additional Funding for Houston Land Bank (HLB) (All Districts)

- HLB has accelerated their work to identify and acquire real property to further support HCDD, Complete Communities and the NHDP
- Currently, HLB has 20 lots under contract and acquired two lots with a total estimated value of \$2,738,213.00
- HLB property acquisition targeted for FY20-21 is 150 single family lots with 90 lots under review for a total estimated value of \$8,950,000.00

# Agenda Item: IV. Additional Funding for Houston Land Bank (HLB) (All Districts)



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# Agenda Item: V.

## Update of TIRZ Language (All Districts)

An Ordinance to amend Ordinance No. 1999-488 updating language referencing chapter 311, Section 311.011 (F) of the Tax Increment Financing Act, and authorizing certain policies and procedures relating to the City's affordable housing programs including:

- 1) Replacing the language “dedicated to providing low-income housing” with “used to provide affordable housing”
- 2) Replacing all references to “low-income housing” with “affordable housing” and;
- 3) Replacing all references to “Low-Income Housing Fund (Fund 872)” with “TIRZ Affordable Housing Fund (Fund 2409)”

# THANK YOU



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# Director's Comments

# HCDD Multifamily Round 1 NOFA

- HCDD will allocate \$350 million for affordable multifamily development for its CDBG Harvey Disaster Recovery program
- In February 2019, HCDD released its application Round 1 to allocate up to \$100 million in CDBG-DR awards
- The application closed in April 2019 and HCDD received 59 applications amounting to approximately \$650 million in requests

# HCDD Multifamily Round 1 NOFA

- Scoring Committee reviewed 51 applications using criteria outlined in the NOFA
- 11 awards were announced in June 2019 spanning locations in seven districts to provide over 1,000 units of affordable housing
- \$91 million CDBG-DR financing was announced to leverage a total of \$250 million from debt, housing tax credits and other sources
- Formal presentation for each transaction will be presented to Housing Committee by Sept – Oct with council approval in October

# HCDD Multifamily Round 1 NOFA

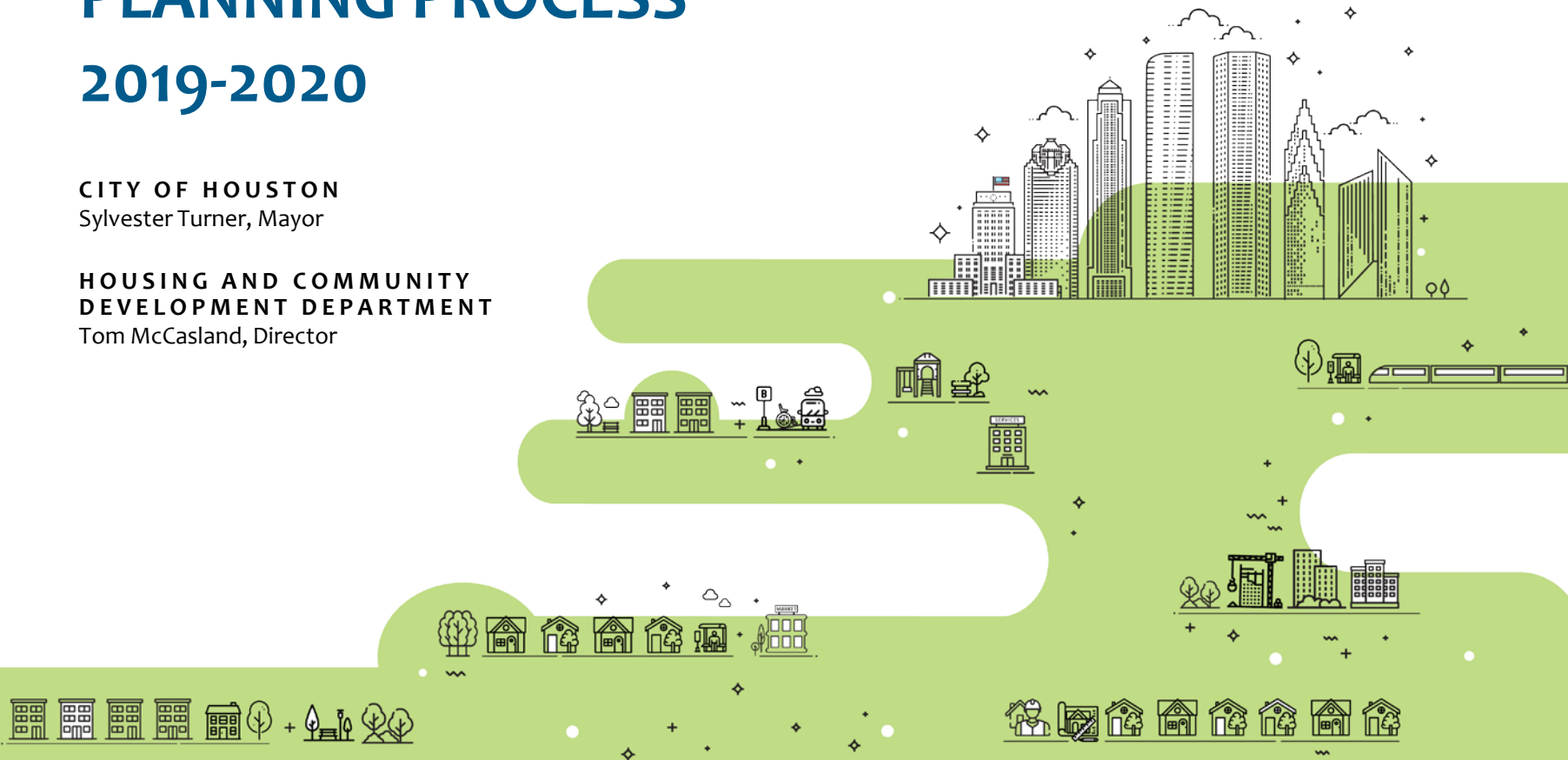
Transaction	Avenue on 34th	Elgin Place Senior	Gala at McGregor	Briarwest Apts	900 Winston	Gale Winds Apts	McKee City Living	Scott St Lofts	South Rice Apts	Bellfort Park	Edison Lofts
Developer	Avenue CDC	NHP / Change Happens	Gardner Capital	Blazer	Magellen Housing	Avenue CDC	GCHP / Covenant Capital	Mark - Dana / UPCDC	Brownstone	KCG	DWR
Location	2136 W 34th	3300 Elgin St	102 Carson Ct	12976 Westheimer	900 Winston	5005 Irvington	626 MCKee	1320 Scott St	5612 South Rice	4135 W Bellfort	7100 W Fuqua
Council District	C	D	D	G	H	H	H	I	J	K	K
Development Type	Garden	Podium	Podium	Garden	Podium	Garden	Podium	Podium	Podium	Garden	Garden
Total Units	70	74	85	120	114	18	120	123	115	64	126
Population	Family	Senior	Senior	Family	Senior	Family	Family	Senior	Family	Family	Family
Construction Type	New	New	New	New	New	Rehab	New	New	New	Rehab	New
Total Development Cost	\$14.8M	\$25.0M	\$28.4M	\$21.1M	\$26.0M	\$2.5M	\$30.0M	\$31.0M	\$30.0M	\$14.0M	\$26.2M
HCDD Investment	\$7.4M	\$12.5M	\$9.7M	\$2.5M	\$9.2M	\$1.2M	\$11.7M	\$15.7M	\$10.0M	\$3.5M	\$8.0M
Other Financing	9%	4%	9%	9%	9%	Conven	9%	4%	9%	9%	9%

# PUBLIC INPUT FOR HOUSING AND COMMUNITY DEVELOPMENT PLANNING PROCESS

## 2019-2020

CITY OF HOUSTON  
Sylvester Turner, Mayor

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT  
Tom McCasland, Director

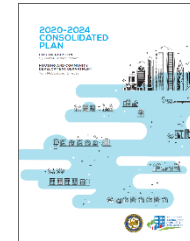


# Why We Are Here Today

## Using Community Input to Create Plans

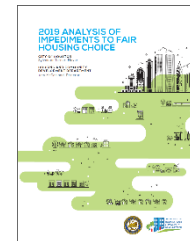
- **2020 Consolidated Plan (Con Plan)**

- 5-year strategic plan with long-term goals and objectives
- For improving housing, public facilities, infrastructure and quality of life for low- and moderate-income Houstonians

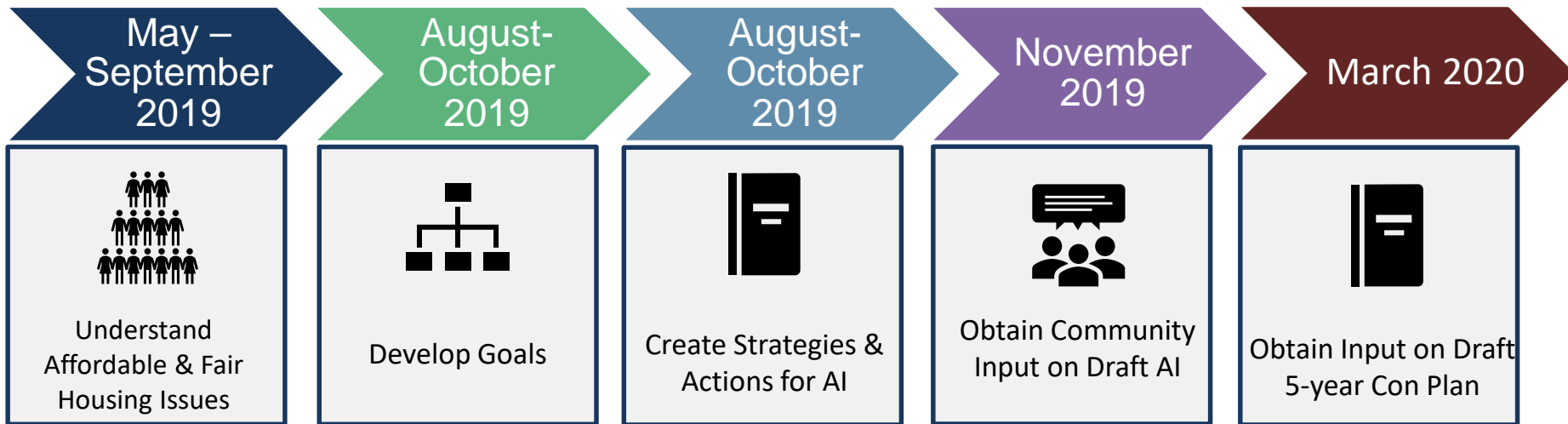


- **2019 Analysis of Impediments to Fair Housing Choice (AI)**

- Reviews public and private policies, practices, and procedures to identify barriers to fair housing choice
- Is the basis for fair housing planning



# Timeline of Public Engagement in the Planning Process



# Public Engagement Activities June - September 2019

## Surveys

- Community Needs Survey
- Express Surveys

## Community Meetings

- Mobile Meetings
- Open Houses

## Stakeholder Engagement

- Fair Housing Ambassadors Program
- Focus Groups



# Importance of Public Engagement

- Inform the community
- Understand the community needs
- Create strategies with you
- Be accountable to you



# Importance of Public Engagement

- **Track Our Progress**  
[www.houstontx.gov/housing/caper.html](http://www.houstontx.gov/housing/caper.html)
- **Stay Involved**  
Follow @HoustonHCDD



# Community Needs Survey

**Hey Houston,  
SPEAK UP!**

**QUEREMOS  
ESCUCHARTE!**

TAKE OUR COMMUNITY NEEDS SURVEY ONLINE  
COMPLETA NUESTRA ENCUESTA EN LINEA

**WWW.HOUSTONTX.GOV/HOUSING**

You could win  
Puedes ganar  
**\$100**  
VISA Gift card!

ENGLISH

ESPAÑOL

# Fair Housing Ambassadors Program

## FAIR HOUSING AMBASSADORS PROGRAM

**2019**

**APPLY  
TODAY**  
TO BECOME A  
FAIR HOUSING  
AMBASSADOR!





# Questions?

**CITY OF HOUSTON  
HOUSING AND COMMUNITY DEVELOPMENT**

**2100 Travis Street, 9th Floor  
Houston, TX 77002**

**832.394.6200**

[www.houstontx.gov/housing](http://www.houstontx.gov/housing)



@HoustonHCDD



# HCDD Annual Report



**BUILDING A MORE EQUITABLE CITY**

CITY OF HOUSTON  
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

2018 ANNUAL REPORT

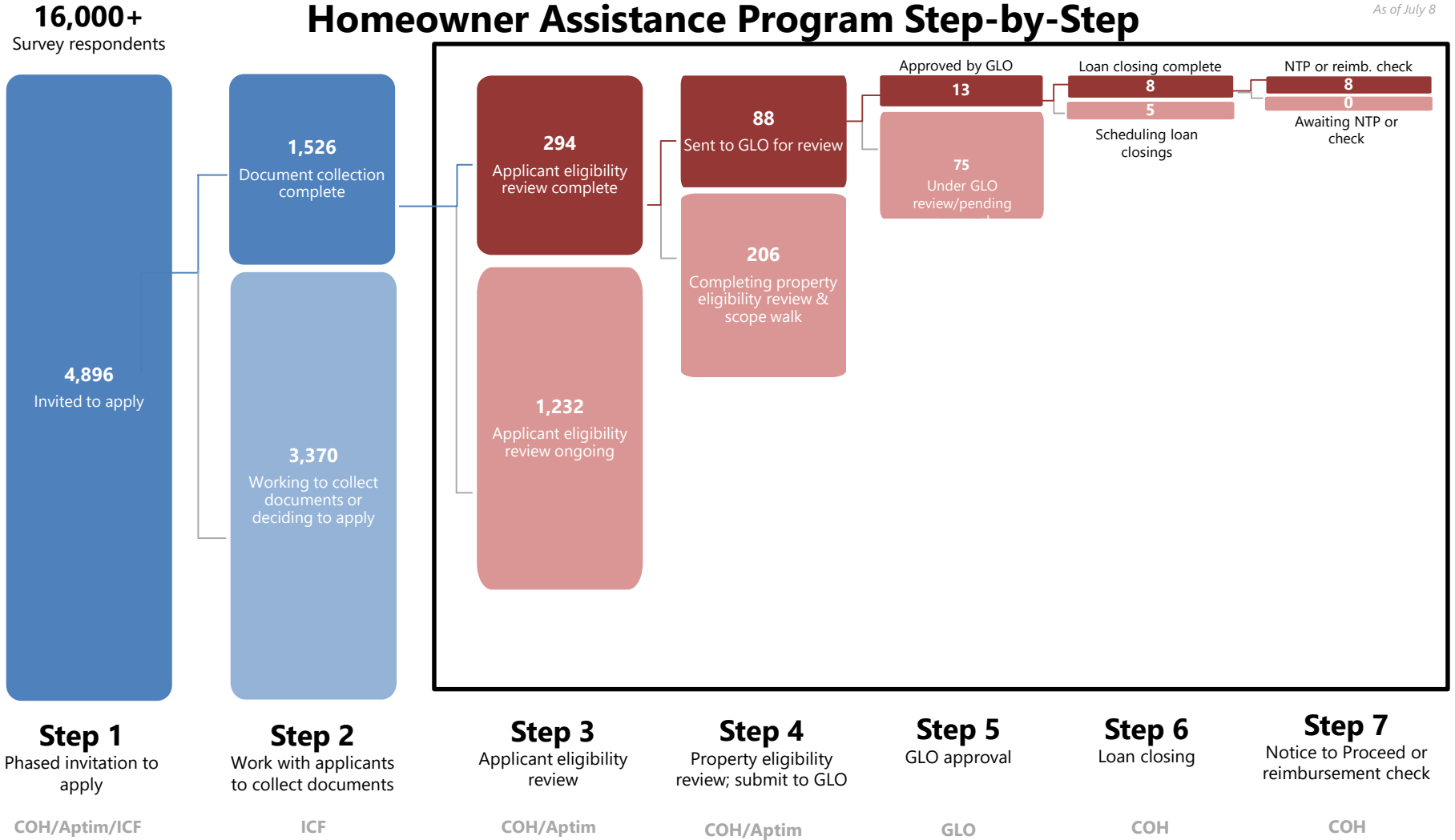
<https://www.houstontx.gov/housing/annualreport/documents/PC-Booklet-HCDD-2018-Annual-Report-071019.pdf>

# Director's Report

## Monthly Production



# Homeowner Assistance Program Step-by-Step



# Single Family - Home Repair

- 54 Homes Completed from June 2018 – May 2019
- Total expenditures (all sources) for this period: \$22,402,089.67
- Total Administrative Costs: \$413,861.66 (1.8%)

# Single Family – New Development

- 8 Homes Completed from June 2018 – May 2019
- Total expenditures (all sources) for this period: \$3,271,054.63
- Total Administrative Costs: \$134,497.99 (3.9%)

# Down Payment Assistance

- 149 Clients served from June 2018 – May 2019
- Total expenditures (all sources) for this period:  
\$3,494,724.76
- Total Administrative Costs: (8.87%)

# Multifamily Projects

- HCDD Restricted Units Completed for June 2018 – May 2019: 234
- Total Units Completed for June 2018 – May 2019: 468
- Total expenditures for this period: \$12,136,204.62
- Total Administrative Costs: \$1,303,912.66 (10.7%)

# Public Facilities Projects

- Average number of projects in progress per month for June 2018 - May 2019: 239
- Total expenditures (all sources) for this period: \$ 4,046,811.58
- Total Administrative Costs: \$332,493.51 (8.22%)

# Public Services Programs

- 34,231 Clients served from June 2018 – May 2019
- Total expenditures (all sources) for this period: \$20,439,015.04
- Total Administrative Costs: \$1,189,761.00 (5.82%)

# Letters of Agreement (LOA's) with other City Departments

- Health Department: June 2018 – May 2019
- Total Expenditures for this period: \$617,989.97
- Total Admin for this period: \$38,578.27 (6.24%)
- Total clients served: 3,290
  - Elderly Services Programs: 2,282 clients served
  - HIV/AIDS Education: 942 clients served
  - Re-Entry: 39
  - Mental Health Services: 27
  - Lead Based Paint: 0



# THANK YOU



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