



# Housing and Community Affairs Committee

February 23, 2021



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Agenda

- I. Welcome/Introductions
- II. Mayor's Office of Complete Communities
- III. Houston Association of Realtors
- IV. Houston Department of Public Works
- V. MWSBE Program Overview
- VI. Planning & Grants Management
- VII. Public Services
- VIII. Single Family
- IX. Director's Comments
- VI. Public Comments



# City of Houston Direct Assistance Program

**Joint Committee Meeting of  
Housing and Community Affairs, Economic Development, and Transportation,  
Technology and Infrastructure**

**February 23, 2021**

Report prepared by





Direct Assistance  
Program

## Results– Direct Assistance Payments

- **Successes**
  - **DAP program website & call center went live on Dec 7<sup>th</sup>**
  - **BakerRipley successfully partnered with Catholic Charities & Connective to rapidly build out processes for determining eligibility and disbursing funds**
  - **Quick ramp up to identify internal staff and hire temp staff**
  - **Partnership and direct engagement with COH very supportive**
  - **Completed all eligibility and payments by December 30<sup>th</sup> deadline**

## Results– Direct Assistance Payments

- Challenges
- **Tight time constraints**
  - **Difficulty contacting applicants and check recipients**
  - **Combating misconceptions among neighbors about the nature of follow-up phone calls**
  - **U.S. Postal Service delays slowed delivery of direct assistance checks**
  - **Working with different technologies between agencies**

## Direct Assistance Dashboard

Checks Distributed 12/14/20 - 12/30/20

### City of Houston Funds Distributed

\$18,926,400

Total Amount Distributed

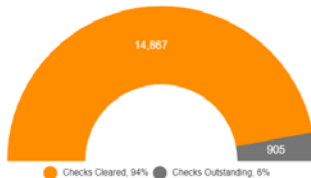
\$17,840,400

Amount Cleared

\$1,086,000

Amount Outstanding

Checks Distributed = 15,772



### Private Funds Distributed

\$1,440,000

Total Amount Distributed

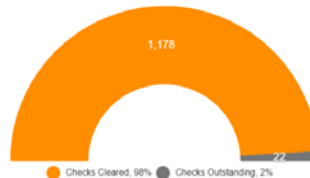
\$1,413,600

Amount Cleared

\$26,400

Amount Outstanding

Checks Distributed = 1,200



## Direct Assistance Dashboard

Checks Distributed 12/14/20 - 12/30/20

### Outstanding Checks Amounts

\$1,086,000

Total Outstanding Checks

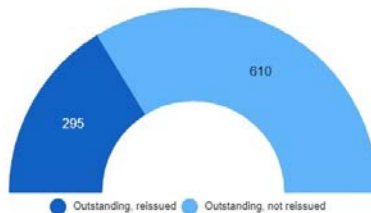
\$354,000

Outstanding, re-printed

\$732,000

Outstanding, not re-printed

Outstanding Checks = 905



Of 295 checks reissued, 233 picked-up by neighbors in-person. We anticipate distributing the remaining 62 checks which are in transit due to mail delays to us by February 26, 2021.



# Direct Assistance Program (DAP)

## Geographic Representation

Top 10 Zip-Codes

Zip	Count
77035	351
77021	340
77016	320
77036	317
77033	316
77088	315
77099	309
77026	293
77075	286
77060	275

Breakdown by  
Council District

District	Count
A	636
B	1989
C	340
D	1910
E	295
F	894
G	503
H	660
I	641
J	909
K	1243

# Questions



Earn. Learn. Belong.



# Housing & Community Affairs Committee Presentation

Houston Association of REALTORS®



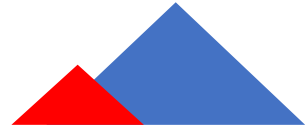


# Richard Miranda

2021 HAR Chairman



Houston  
Association of  
REALTORS®

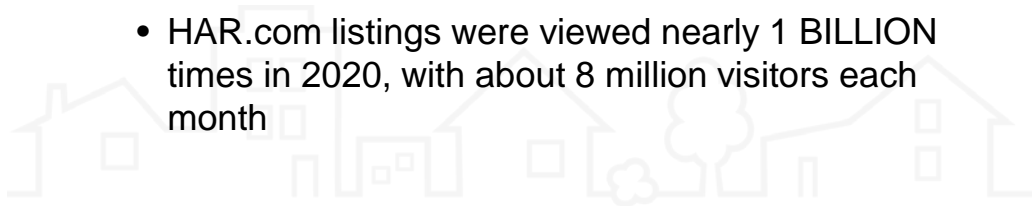




# About HAR

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- 42,000 members
- Second largest local REALTOR® association in the nation
- HAR.com listings were viewed nearly 1 BILLION times in 2020, with about 8 million visitors each month



# Key Issues (Local & State Level)

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- Property Tax Reform
- Appraisal Reform
- Housing Affordability
- Flood Resiliency
- Public Education
- Infrastructure and Transportation

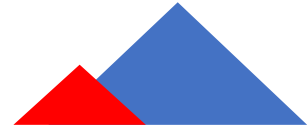


# Working Together, To Get Better

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- Public-private partnerships
- Member engagement
- Advocacy education





# Member Education

- **Texas Affordable Housing Specialist**
  - United Texas: Housing Initiatives that Work
  - Help for Homebuyers
  - Expanding Housing Opportunities
  - Marketing to the Affordable Housing Buyer
- **Military Relocation Professional**
- **Texas VA Home Loans**

[www.har.com/education](http://www.har.com/education)





## AFFORDABLE HOUSING

### Webinars

3<sup>rd</sup> Wednesday  
12 - 1:30 p.m.



### Opening More Doors in 2021: Homeownership Programs in Your Community

#### **February 24**

Economic Trends, Demographics and Business Solutions for Future Buyers  
presented by Freddie Mac

#### **March 17**

Fact vs Fiction: The Truth Behind Section 8

#### **April 21**

Get Down with SETH Down Payment

#### **May 19**

See What's Possible with HomePossible

# 2020 vs 2019



## Houston Association of REALTORS® DEC 19-20 | FULL-YEAR UPDATE

2020 Single Family  
Average Sale Price  
▶ **\$324,069**



2020 Single Family  
Home Sales  
▶ **10.5%**



2020 Total Dollar  
Volume  
▶ **18.1%**



CATEGORIES	FULL-YEAR 2019	FULL-YEAR 2020	CHANGE
SINGLE-FAMILY HOME SALES	86,996	96,151	10.5%
TOTAL PROPERTY SALES	103,513	115,522	11.6%
TOTAL DOLLAR VALUE	\$29,901,458,214	\$35,303,946,677	18.1%
SINGLE-FAMILY AVERAGE SALES PRICE	\$305,959	\$324,069	5.9%
SINGLE-FAMILY MEDIAN SALES PRICE	\$245,000	\$260,000	6.1%

# January 2021 vs January 2020



Houston Association of REALTORS®

## JAN 2021 | MARKET UPDATE



CATEGORIES	JAN 2020	JAN 2021	CHANGE
TOTAL PROPERTY SALES	5,898	7,519	27.5%
TOTAL DOLLAR VOLUME	\$1,611,185,414	\$2,300,301,929	42.8%
TOTAL ACTIVE LISTINGS	38,256	26,271	-31.3%
SINGLE-FAMILY HOME SALES	4,769	6,088	27.7%
SINGLE-FAMILY AVERAGE SALES PRICE	\$289,924	\$326,063	12.5%
SINGLE-FAMILY MEDIAN SALES PRICE	\$235,000	\$263,500	12.1%
SINGLE-FAMILY MONTHS INVENTORY*	3.3	1.8	-1.5 mos.
SINGLE-FAMILY PENDING SALES	6,550	8,809	34.5%

\* Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 12 months sales activity. This figure is representative of the single-family homes market.



THANK YOU!





**HOUSTON**  
**PUBLIC WORKS**

# HOUSING & COMMUNITY DEVELOPMENT PROJECT PERMITTING

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**MARK SAVASTA, BUILDING OFFICIAL**  
**BYRON KING, DEPUTY BUILDING OFFICIAL**  
**HOUSTON PERMITTING CENTER**

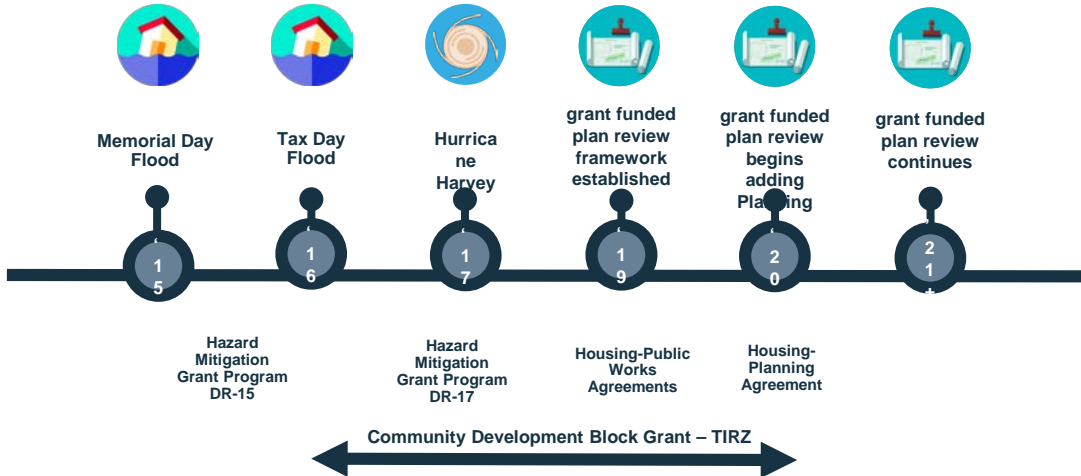


## PURPOSE

review permitting for Housing  
& Community Development projects



# TIMELINE



# HOUSING PROJECT PERMITTING



byron.king@houstontx.gov  
832.394.9291

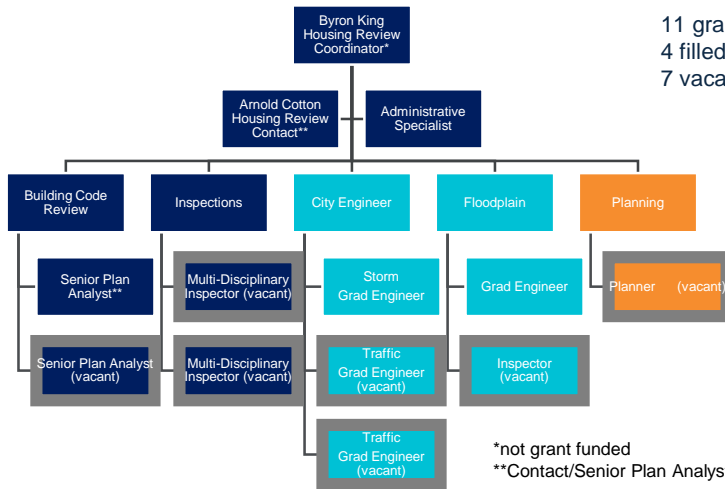


arnold.cotton@houstontx.gov



# HOUSING PERMITTING RESOURCES

11 grant funded full time employees  
 4 filled  
 7 vacant pending workload



## Houston Public Works

■ Building Code Enforcement

■ Office of the City Engineer

## Other

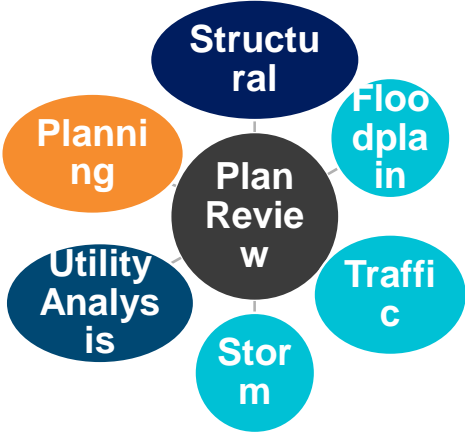
■ Planning

■ vacant

# HOUSING PLAN REVIEW

6 disciplines  
2 departments

- Houston Public Works**
- Building Code Enforcement
  - Office of the City Engineer
  - Utility Analysis
- Other**
- Planning



# HOUSING REVIEW PERFORMANCE

2020 COUNT	AVERAGE DAYS AT PERMITTING CENTER	AVERAGE REVIEWS PER PROJECT
231*	2.8	2.03

\* does not include 47 projects assigned a project number with no plans submitted

# MISSTEPS & REMEDIES

<b>MISSTEP</b>	<b>REMEDY</b>
applicant fails to revise plans to respond to rejection comments	make all required corrections ask housing review contact questions
applicant is unfamiliar with floodplain, grading & drainage requirements	covered in permit orientation ask housing review contact questions
applicant has sidewalk layout issues	ask housing review contact questions

## NEXT STEPS

- continue to provide permitting orientation for vetted contractors
- continue close communication with Construction Industry Council and Greater Houston Builders Association
- seek opportunities to orient other relevant professional organizations on process

# thank you!



[houstonpublicworks.org](http://houstonpublicworks.org)



@houpublicworks



# The City's Minority, Women, and Small Business Enterprise Program

EDUCATE. CONNECT. GROW.

Presented by

Marsha E. Murray  
**Director**

Lalla V. Morris  
**Assistant Director**



Sylvester Turner  
**Mayor**

Marsha E. Murray  
**Director**

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# Mission



The Office of Business Opportunity is committed to cultivating a competitive and diverse economic environment in the City of Houston by promoting the success of small businesses and developing Houston's workforce, with a special emphasis on historically underutilized businesses and disenfranchised individuals.

**Key Objectives:** *Educate, Connect & Grow Businesses*





# OBO Department Structure



# Certification: Building the City's Supplier



## MBE

COH Projects  
COH Funding  
COH Requirement

## WBE

COH Projects  
COH Funding  
COH Requirement

## SBE

COH Construction Projects (≤4%)  
COH Funding  
COH Requirement

## PDBE

COH Projects  
COH Funding  
COH Requirement

## DBE

Federally Funded Projects  
Federal Requirement

## ACDBE

On and Off Airport Concession Operations (no funding source)  
Federal Requirement





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OFFICE  
*of*  
BUSINESS OPPORTUNITY

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## MWBE Requirements and Compliance



# MWBE Goals on Contracts



Professional Services	Goods and Services	Construction
MWBE – 24%	MWBE – 11%	MWSBE – 34%

- Goals are applied to:
  - Goods & Services Contracts valued **over \$100,000**.
  - City-funded contracts for construction work **over \$1 million**.
  - Professional Services Contracts (**no \$ threshold**).
- Contracting departments and OBO set goals taking into consideration local availability of certified MWSBEs and divisibility.
- Bidders/Proposers must have compliant MWBE plans prior to Council award.

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# GFE Determination Pre-Award



When Contracting Department determines a plan is non-compliant, the plan is sent to OBO for a Good Faith Efforts (GFE) assessment:

- GFEs are steps taken to achieve the MWSBE Goal which, by their scope, intensity and usefulness, demonstrates the Primes' actions to meet or exceed the Contract Goal throughout the duration of the contract.
- OBO reviews apparent non-compliant plans to determine whether Bidder has made GFE.
- If a determination is made that Bidder has not made GFE, Bidder has an opportunity to appeal a denial decision to the OBO Director.
- If the decision to deny is upheld, Bidder will have an opportunity to appeal to the City's Legal Department as a final layer of administrative review.

# OBO's Contract Compliance Division



- OBO's Contract Compliance Division monitors most City contracts to ensure compliance with laws and regulations mandated by city, state, and federal guidelines and ordinances. (Exceptions: HCDD and HAS)
  
- The Compliance team performs the following:
  - Monitors utilization and payments to MWSBEs and DBEs on goal-oriented and regulated construction, professional services and goods & services contracts.
  
  - Monitors prevailing wage and fair labor standards laws.
  
  - Monitors construction contracts to ensure full compliance with equal employment opportunity laws.
  
  - Monitors approximately 1,300 City contracts valued at approximately \$8.7B.

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# Contract Compliance on Housing Projects



- The City's Housing and Community Development Department (HCDD) has a compliance team that monitors housing contracts to ensure compliance with laws and regulations mandated by city, state, and federal guidelines and ordinances.
  - In addition to the compliance functions highlighted on the previous slide, HCDD also performs compliance for housing-only programs such as Section 3
- **Pre-Award:** In the event that a Bidder's participation plan does not meet the advertised goals, HCDD sends the participation plan to OBO for a Pre-Bid Good Faith Efforts determination.
- **Post-Award:** HCDD performs full-scale compliance on all contracts.
- In the event that a certified housing subcontractor requests mediation to remedy a contract dispute, OBO will facilitate the mediation.

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- A core element of MWSBE compliance is determining whether an MWSBE listed for credit is performing a Commercially Useful Function (CUF).
  
- Prime Contractors only get MWSBE goal credit towards contract goals when:
  - The MWSBE performs work germane to the contract's scope of work using its own forces; **AND**
  
  - The MWBE is certified in the NAICS Code in which they are performing.
  
- A CUF analysis is performed pre-award and throughout the life of the project.





- After contract execution, a Prime must comply with Council-approved MWSBE Participation Plans, unless it has received approval from OBO to deviate from the plan.
- Work designated in an approved plan cannot be completed by any other subcontractor, supplier or the Prime without OBO's approval.
- The Prime must give notice to the affected MWSBE of its request to **remove** or **substantially reduce** (more than 50%) their participation, stating the specific reason(s) for the request.
- The Prime must demonstrate a good cause to justify the removal or reduction.
- The Prime must also seek OBO's approval to **add** an MWSBE for goal credit to the approved MWSBE Participation Plan.



- The standard for meeting MWSBE participation goals is the demonstration of Good Faith Efforts.
- OBO performs a final evaluation of MWSBE compliance at the end of projects.
- When a goal is not met, to determine Good Faith Efforts, OBO reviews all relevant documentation related to goal compliance.
- After evaluating whether Primes made GFE, they are notified of their rating and Primes have an opportunity appeal.



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## Engaging the Small Business Community



# Connecting with OBO



**Certified firms can forge path to success in city procurement**

**By Angel Rodriguez**  
**P**articipation in the growing construction market in the City of Houston (COH) is increasing. The number of certified firms is growing, and the number of projects is increasing. This is a result of the city's commitment to transparency and fair competition in its procurement process.

The COH and the Office of Business Opportunity (OBO) are committed to having the growth of Houston's construction market and small business enterprises (SBEs) through participation and transparency in its procurement process. Recognizing that SBEs and small businesses are a vital part of the city's economic future, OBO seeks to create a competitive and fair marketplace through its policies for the time. As a result, the number of SBEs and small businesses that are certified by the city is growing. This is a result of the city's commitment to transparency and fair competition in its procurement process. As of December 2012, the COH had 432 certified SBEs and 1,000 certified vendors who are able to perform eligible work on government contracts. These contractors are encouraged to find certified.

**WHAT'S INSIDE**  
**Pay or Play Program Benefits Contractors, Uninsured Workforce**  
 Learn how COH addresses the issue in the bid process and how it relates to the City's health program.  
 Page 2

**OBO Named Houston MBD's Community Partner of the Year**  
 OBO receives award for continued commitment to expansion industry and small business community.  
 Page 4

**FROM THE DIRECTOR**  
**Greetings!**  
 It has been a busy year for me and the staff. We have made significant progress in many areas, and I am proud of the work we have done together.

While this year has brought many challenges, I think the Department is stronger and more resilient than ever. We have achieved many goals, and I am confident we will continue to make progress in the coming year. We will continue to work closely with the City and the community to ensure that we are meeting the needs of our citizens and the city's economic future. We will continue to be a resource for your business.

Each week, OBO shares information about  
**virtual events**  
**& pre-bid meetings**  
 procurement opportunities  
*with our distribution list of*  
**10,000**  
*recipients*

+

**On the horizon:**

➤ I'm Certified, What's Next Workshops: March 4, June 3, Sept. 2, Dec. 2

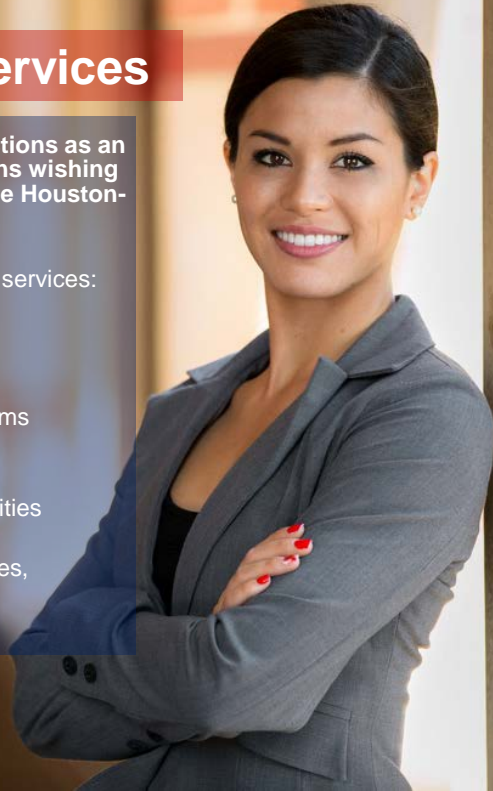


# Business Support Services

The OBO Solutions Center (OBOSC) functions as an information clearinghouse for Houstonians wishing to start, operate, or grow a business in the Houston-Metropolitan area.

The OBOSC provides the following **no-cost** services:

- ❖ Access to Financial Resources
- ❖ Business Management Counseling  
Courtesy of SCORE
- ❖ Access to OBO Notifications and Programs
- ❖ One-on-One Business Development
- ❖ Networking Opportunities
- ❖ Access to Various Contracting Opportunities
- ❖ International Exporting Resources
- ❖ Information on Relevant Permits, Licenses,  
and Fee Schedules
- ❖ Technical Assistance



# Other Resources



**COVID-19 RESOURCE HUB** | [About Us](#) | [Certifications](#) | [Hire Houston First](#) | [Contract Compliance](#) | [Pay or Play](#) | [Workforce Development](#) | [News](#) | [Reports](#)





# Thank You & Questions

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## Connect With

Us:



@HoustonOBO



@HoustonOBO



@Houston\_OBO



@HoustontxOBO



Sylvester Turner  
**Mayor**

Marsha E. Murray  
**Director**

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# VI. PLANNING AND GRANTS MANAGEMENT (PGM)

Tom McCasland, Director  
Derek Sellers, Deputy Director



## **VI. PGM – Second Amendment CDBG-DR16 Flood Events (All Districts)**

An Ordinance authorizing the Mayor (or Mayor’s designee) to execute a Second Amendment to the Contract between the City of Houston (City) and the Texas General Land Office (GLO), to extend the contract timeline, and update certain contract provisions and reporting requirements relating to Community Development Block Grant Disaster Recovery for the 2016 Flood Events (CDBG-DR16) funds.

## VI. PGM – Second Amendment CDBG-DR16 Flood Events (All Districts)

On February 19, 2019, through Ordinance No. 2019-109, Council authorized the Mayor to execute contract No. 19-076-008-B357 for \$23,486,698.00 of CDBG-DR16 funds, to fund a housing buyout program for properties located in the floodplain.

The Second Amendment to the Contract will update the following: (1) Extension of the contract timeline by one year; (2) Certain contract provisions; and (3) Reporting requirements and documentation

## VI. PGM – Second Amendment CDBG-DR16 Flood Events (All Districts)

CDBG-DR16 funds are used to carry out the Housing Buyout Program (Program); guidelines for the Program were reviewed by the GLO in 2019.

HCDD, in coordination with Houston Public Works identifies properties in the floodplain that were impacted by the 2016 Flood Events for proposed buyout, in order to prevent future housing developments on the properties and eliminate future housing flood risk.

## VI. PGM – Second Amendment CDBG-DR16 Flood Events (All Districts)

Currently, the City is funding single family voluntary buyout activities through the Harris County Flood Control District, utilizing Community Development Block Grant – Disaster Recovery 2015 (CDBG-DR15) funds.

The CDBG-DR16 Buyout Program has identified three properties: A multifamily property near Fondren Drive was acquired and transferred to Houston Public Works. A property on Chimney Rock Drive was approved for purchase in November of 2020. One additional property is in process for approval.

## VI. PGM – Second Amendment CDBG-DR16 Flood Events

- The contract period extension request is needed due to delays related to COVID-19 and relocation accommodations.
- Contract updates will include items regarding public information access, force majeure, and equal opportunity.
- Reporting requirements were updated to include a new process for subrecipient contract management.

# VII. PUBLIC SERVICES (PS)

Tom McCasland, Director  
Melody Barr, Deputy Assistant Director

## VII.a. Public Services – Access Care of Coastal Texas, Inc. (All Districts)

An Ordinance authorizing a Second Amendment to a Contract between the City of Houston (City) and Access Care of Coastal Texas, Inc. (ACCT), providing \$629,500.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a project that provides Tenant-Based Rental Assistance (TBRA); Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and Permanent Housing Placement Services (PHPS) and supportive services to low-income households affected by HIV/AIDS.

## **VII.a. Public Services – Access Care of Coastal Texas, Inc. (All Districts)**

- Housing assistance will be provided as follows: TBRA for 50 households, STRMU for 35 households, and PHPS for 10 households with persons living with HIV/AIDS.
- Supportive services include PHPS, case management, and nutritional and transportation services.



## VII.a. Public Services – Access Care of Coastal Texas, Inc. (All Districts)

- The City is the HOPWA program administrator for multiple areas including: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller counties.
- Located in Galveston, ACCT provides rental subsidies to help participants at risk of becoming homeless obtain emergency and/or permanent housing assistance through its rental assistance programs.

## VII.a. Public Services – Access Care of Coastal Texas, Inc. (All Districts)

The City provides approximately 65% of the costs for this HOPWA project.

Category	Total	Percent
Administrative	\$38,500.00	6%
Supportive Services	\$120,600.00	19%
Supportive Services – PHPS	\$20,400.00	3%
TBRA	\$350,000.00	56%
STRMU	\$100,000.00	16%
<b>Total</b>	<b>\$629,500.00</b>	<b>100%</b>

## VII.a. Public Services – Access Care of Coastal Texas, Inc. (All Districts)

HCDD conducted a request for proposals for HOPWA contracts for fiscal year 2019, with an option for a one-year renewal. ACCT was one of the agencies selected. The initial contract period was May 1, 2019 through April 30, 2020 and the First Amendment provided funding through April 30, 2021. This Second Amendment provides funding through April 30, 2022.

As of November 2020, ACCT has served 71 clients, utilizing approximately 67% of funding. There were no findings on the annual compliance monitoring.

## VII.b. Public Services – The Coalition HMIS (All Districts)

An Ordinance authorizing a Second Amendment to the Contract between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (the Coalition), providing \$84,130.00 of Emergency Solutions Grant (ESG) funds and \$66,005.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the operation and maintenance of the Homeless Management Information System (HMIS).

## VII.b. Public Services – The Coalition HMIS (All Districts)

The HMIS is a software application designed to record and store individual client data, including the types of services needed by Houston's homeless community. Congress is not only interested in fiscal responsibility, but also who the homeless are as a group, and the outcomes of the programs assisting them.

All agencies receiving federal funds for homeless services are required to participate in the HMIS. The City is contracting with the Coalition to comply with this requirement.

## VII.b. Public Services – The Coalition HMIS (All Districts)

Participation in the HMIS enables HCDD to track households receiving assistance through the HOPWA Program, reduce duplication of client services, and minimize errors in data reporting.

The U.S. Department of Housing and Urban Development (HUD) encourages HOPWA grantees and project sponsors to participate in the HMIS to improve coordination and to enhance beneficiary access to other community assistance programs.

## VII.b. Public Services – The Coalition HMIS (All Districts)

The Coalition is establishing a central wait list for the project sponsors on the HOPWA HMIS. The HMIS wait list ranks the clients in vulnerability order based on their needs. Assistance is provided to new clients based on their vulnerability ranking.

## VII.b. Public Services – The Coalition HMIS (All Districts)

The initial contract period was May 1, 2019 – April 30, 2020 and was administratively extended through May 31, 2020. The First Amendment provided funding through April 30, 2021. This Second Amendment provides funding through April 30, 2022.

As of November 2020, the Coalition has operated and maintained the HMIS for the City, utilizing approximately 64% of funding. There were no findings on the annual compliance monitoring.



## VII.b. Public Services – The Coalition HMIS (All Districts)

The Coalition began receiving funding for HMIS operations through the City in 2012.

Category	ESG	HOPWA	Total	Percent
Admin	\$0	\$4,525.28	\$4,525.28	3%
Program	\$84,130.00	\$61,479.72	\$145,609.72	97%
<b>Total</b>	<b>\$84,130.0</b>	<b>\$66,005.00</b>	<b>\$150,305.00</b>	<b>100%</b>

## VII.c. Public Services – The Montrose Center HOPWA (All Districts)

An Ordinance authorizing a Second Amendment to the Contract between the City of Houston (City) and The Montrose Center, providing \$1,487,210.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds, for a project that provides Tenant-Based Rental Assistance (TBRA); Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and supportive services for 265 low-income households living with HIV/AIDS.

## VII.c. Public Services – The Montrose Center HOPWA (All Districts)

The Montrose Center provides rental subsidies and supportive services to participants at risk of becoming homeless. Housing assistance will be provided as follows: (1) TBRA for 55 households, (2) STRMU for 190 households, and (3) Permanent Housing Placement Services (PHPS) for 20 households of persons living with HIV/AIDS. Supportive services include PHPS, case management, professional counseling and other services.

## VII.c. Public Services – The Montrose Center HOPWA (All Districts)

HCDD conducted a request for proposals for HOPWA contracts for fiscal year 2019, with an option for a one-year renewal. The Montrose Center was one of the agencies selected. The initial contract period was May 1, 2019 through April 30, 2020 and the First Amendment provided funding through April 30, 2021. This Second Amendment provides funding through April 30, 2022.

## VII.c. Public Services – The Montrose Center HOPWA (All Districts)

The City of Houston provides approximately 22% of the costs for this HOPWA project.

Category	Total	Percent
Administrative	\$104,146.11	7%
Supportive Services	\$247,856.27	17%
Supportive Services – PHPS	\$23,116.70	2%
TBRA	\$510,522.74	34%
STRMU	\$601,568.19	40%
<b>Total</b>	<b>\$1,487,210.00</b>	<b>100%</b>

## VII.c. Public Services – The Montrose Center HOPWA (All Districts)

As of November 2020, Montrose Center has served 258 clients, utilizing approximately 54% of funding.

There were no findings on the annual compliance monitoring.

## VII.d. Public Services – H.E.A.R.T. (District C)

An Ordinance authorizing a Second Amendment to extend an Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds for the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) program to support the administration and operation of a job training program for 30 developmentally disabled adults.

## VII.d. Public Services – H.E.A.R.T. (District C)

The CDBG funds will support a special education certified teacher, job training instructors, program manager, training facility, and administration costs of the program.

H.E.A.R.T. will continue to provide special education, job training, transportation, and supportive services to 30 low- to moderate-income adults diagnosed with developmental disabilities.



## VII.d. Public Services – H.E.A.R.T. (District C)

The H.E.A.R.T. training program participants will receive a customized training curriculum consisting of life skills, social skills, job readiness, hands-on training, on-the-job training, classroom training, and community-based vocational instruction.

A minimum of 30 low-to-moderate income individuals with developmental disabilities will be served. During the previous year, H.E.A.R.T. assisted at least 31 individuals.

## VII.d. Public Services – H.E.A.R.T. (District C)

The term of this contract will be May 1, 2021 - January 31, 2022. H.E.A.R.T. has received CDBG funding through the City for various contracts since 2005.

Category	Contract Amount	Percentage
Program Administration	\$24,000.00	12.0%
Program Services	\$176,000.00	88.0%
<b>Total</b>	<b>\$200,000.00</b>	<b>100.0%</b>

## **VII.e. Public Services – Homeless Services Program (All Districts)**

An Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), for a total of \$3,405,814.00 consisting of Emergency Solutions Grant (\$1,966,710.00), Community Development Block Grant (\$500,000.00), and State of Texas Homeless Housing Services Program (\$939,104.00) funds for the City's Homeless Services Program (HSP), which is designed to address the needs of families and individuals who are homeless or at risk of becoming homeless.

## **VII.e. Public Services – Homeless Services Program (All Districts)**

The City's HSP activities include: emergency shelter for individuals, families, and persons fleeing domestic violence; rapid rehousing for families recently losing housing; assistance with short-term rent and utility payments to prevent eviction or termination of services; assistance obtaining permanent housing; and assistance in obtaining services and benefits.

## VII.e. Public Services – Homeless Services Program (All Districts)

CCC will conduct a Notice of Funding Availability to select nonprofit organizations with 501(c)(3) status to provide services to Houston residents. CCC will provide administrative services for the selected nonprofit agencies, including processing requests for reimbursements, monitoring providers for performance and compliance with City and U.S. Department of Housing and Urban Development (HUD) regulations, and providing technical assistance and training to the agencies and their staff.

## VII.e. Public Services – Homeless Services Program (All Districts)

HCDD conducted a Notice of Funding Availability for Homeless Services Program administrative services in August 2020. CCC was selected as the Administrative Services Agency.

The Contract term will be from April 1, 2021 – March 31, 2024. The maximum amount of the agreement is \$10,426,356.00. The City funds 100% of the costs for this program.

## VII.e. Public Services – Homeless Services Program (All Districts)

The first year of the Contract is proposed to be funded for \$3,405,814.00, with the second and third- years' funding appropriated through notice of supplemental allocation.

Category	Contract Amount	Percentage
Program Administration (First Year)	\$619,479.00	18%
Program Services (First Year)	\$2,786,335.00	82%
<b>Total (First Year)</b>	<b>\$3,405,814.00</b>	<b>100%</b>

## VII.f. Public Services – Child Care Program (All Districts)

An Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), to provide \$360,000.00 in Community Development Block Grant (CDBG) funds to administer the City's Child Care Program (CCP), which provides quality child care services and parental development to low- and moderate-income families.



## VII.f. Public Services – Child Care Program (All Districts)

The purpose of the CCP is to provide quality child care services and positive parenting training to support low- and moderate-income families, when the parents are working, in job training, or seeking employment. Child care services include full-day child care, before- or after- school care, full-day summer programs for school-age children, infant care, and special needs care. The CCP enhances positive parenting through training in discipline and guidance, child abuse prevention, coping with stress, nutrition, and health.

## VII.f. Public Services – Child Care Program (All Districts)

The CCC will conduct a Notice of Funding Availability to select nonprofit organizations with 501(c)(3) status to provide CCP services to Houston residents.

CCC will provide administrative services for the selected nonprofit agencies, including processing reimbursement requests, monitoring providers for performance and compliance with City and U.S. Department of Housing and Urban Development (HUD) regulations, and providing technical assistance and training to agency staff.

## VII.f. Public Services – Child Care Program (All Districts)

HCDD conducted a Notice of Funding Availability for CCP Administrative Services in August 2020. CCC was selected as the Administrative Services Agency. The Contract term will be from April 1, 2021 – March 31, 2024.

The maximum amount of the Contract is \$1,080,000.00. The first year of the Contract is proposed to be funded for \$360,000.00, with the second- and third- years' funding appropriated through notice of supplemental allocation.

## VII.f. Public Services – Child Care Program (All Districts)

The City funds 100% of the costs for this program.

Category	Contract Amount	Percentage
Administrative (First Year)	\$72,000.00	20%
Program Services (First Year)	\$280,000.00	80%
<b>Total (First Year)</b>	<b>\$360,000.00</b>	<b>100%</b>

## **VII.g. Public Services – Juvenile Delinquency Prevention Program (All Districts)**

An Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), to provide \$360,000.00 in Community Development Block Grant (CDBG) funds to administer the City’s Juvenile Delinquency Prevention (JDP) program for at-risk youth.

## **VII.g. Public Services – Juvenile Delinquency Prevention Program (All Districts)**

The purpose of the JDP program is to deter delinquency for at-risk youth or to prevent further delinquency from youth who are current status offenders.

JDP services include substance abuse deterrence and treatment, adolescent health education, educational services designed to prevent school drop-outs, youth employability programs, whole family functioning, prevention of gang membership, and cultural enrichment and recreational activities.

## VII.g. Public Services – Juvenile Delinquency Prevention Program (All Districts)

CCC will conduct a Notice of Funding Availability to select nonprofit organizations with 501(c)(3) status to provide JDP services to Houston residents.

CCC will provide administrative services for the selected nonprofit agencies, including processing requests for reimbursements, monitoring providers for performance and compliance with City and U.S. Department of Housing and Urban Development regulations, and providing technical assistance and training to agency staff.

## VII.g. Public Services – Juvenile Delinquency Prevention Program (All Districts)

HCDD conducted a Notice of Funding Availability for JDP Program Administrative Services in August 2020. CCC was selected as the Administrative Services Agency.

The Contract term will be from April 1, 2021 – March 31, 2024. The maximum amount of the Contract is \$1,080,000.00. The first year of the Contract is proposed to be funded for \$360,000.00, with the second- and third-years' funding appropriated through notice of supplemental allocation.



## VII.g. Public Services – Juvenile Delinquency Prevention Program (All Districts)

The City funds 100% of the costs for this program

Category	Contract Amount	Percentage
Administration (First Year)	\$72,000.00	20%
Program Services (First Year)	\$288,000.00	80%
<b>Total (First Year)</b>	<b>\$360,000.00</b>	<b>100%</b>

# VIII. SINGLE FAMILY (SF)

Tom McCasland, Director  
Anderson Stoute, Deputy Assistant Director

## VIII.a. Harvey Single Family Guidelines (All Districts)

An Ordinance adopting the Harvey Single Family Development (HSFD) Program Guidelines. The HSFD Program will provide newly constructed affordable single-family homes for low- to moderate- income (LMI) households whose annual income is less than or below 80% of the Area Median Income (AMI) who were directly impacted by Hurricane Harvey, as well as those indirectly impacted due to the resulting shortage of available housing.

## VIII.a. Harvey Single Family Guidelines (All Districts)

The HSFD Program budget is \$60,000,000.00 funded by the Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17).

HCDD will partner with qualified nonprofit and for-profit developers to implement the development, marketing and sales of 226 resilient affordable single-family homes.

## VIII.a. Harvey Single Family Guidelines (All Districts)

The sales price for each single-family unit will not exceed HUD's Homeownership Value Limits for affordable homeownership set for the Houston Metropolitan Statistical Area of \$238,000.00 as of FY2020.

The HSFD Program will build safe and affordable homes across our city, in communities where people can prosper. This means investing in the construction of new homes in areas safe from future flooding; utilizing sustainable resilient designs and enhancing the delivery process.

## VIII.a. Harvey Single Family Guidelines (All Districts)

Recovery from Hurricane Harvey presents a historic opportunity to build forward Houston communities that are stronger than ever before.

The City will administer the HSFD Program in accordance with the guidelines and the CDBG-DR regulatory requirements.

## **VIII.b. Single Family – Purchase of Hardy Yards (District H)**

An Ordinance authorizing an Option Agreement for Purchase and Sale of Real Property between the City of Houston (City) and CR V Hardy Yards, L.P (Seller) for the purchase of approximately 10.7 acres of land (EXHIBIT A) in the amount of \$15,800,000.00.

The property is located at the intersection of North Main Street and Burnett Street, known as Hardy Yards (the Property) and is eligible under the HCDD Community Development Block Grant -Disaster Recovery 2017 (CDBG-DR17) Harvey Single Family Development (HSFD) Program.

## VIII.b. Single Family – Purchase of Hardy Yards (District H)

This purchase will add new, affordable owner-occupied homes within an area experiencing a high rate of gentrification. The location of the site will help HCDD provide a variety of affordable home options in the Near Northside neighborhoods through infill and transit-oriented development.

After consultation with community stakeholders, HCDD will provide a further briefing to the Housing Committee on details for development of owner-occupied homes.



## VIII.b. Single Family – Purchase of Hardy Yards (District H)

The Property comprises approximately 10.7 acres of land situated at 800 Burnett Street, Houston, Texas. The Purchase Price is \$15,376,713.00. In addition to the purchase price, there will be approximately \$423,287.00 for other costs as shown in the chart below.

The HSFD Program will be presented under a separate Ordinance.

## **VIII.b. Single Family – Purchase of Hardy Yards (District H)**

The Seller understands that there is no obligation to sell the Property under the HSFD Program, but the Seller does so voluntarily; the power of eminent domain will not be used.

The purchase of the Property is subject to environmental clearance from the U.S. Department of Housing and Urban Development and other approvals from the program guidelines, as approved by the Texas General Land Office.

## VIII.b. Single Family – Purchase of Hardy Yards (District H)

The following is a breakdown of expected costs:

Sources	Amount	Uses
CDBG - DR 17	\$15,376,713.00	Acquisition of Land
CDBG - DR 17	\$423,287.00	Estimated Due Diligence maintenance and pre- development and planning costs
<b>Total</b>	<b>\$15,800,000.00</b>	<b>Estimated Total</b>



# DIRECTOR'S COMMENTS

Tom McCasland, Director

# Virtual Community Office Hours



*Virtual*  
**COMMUNITY  
OFFICE HOURS**

**Every Wednesday**

from 1 p.m. - 4 p.m.

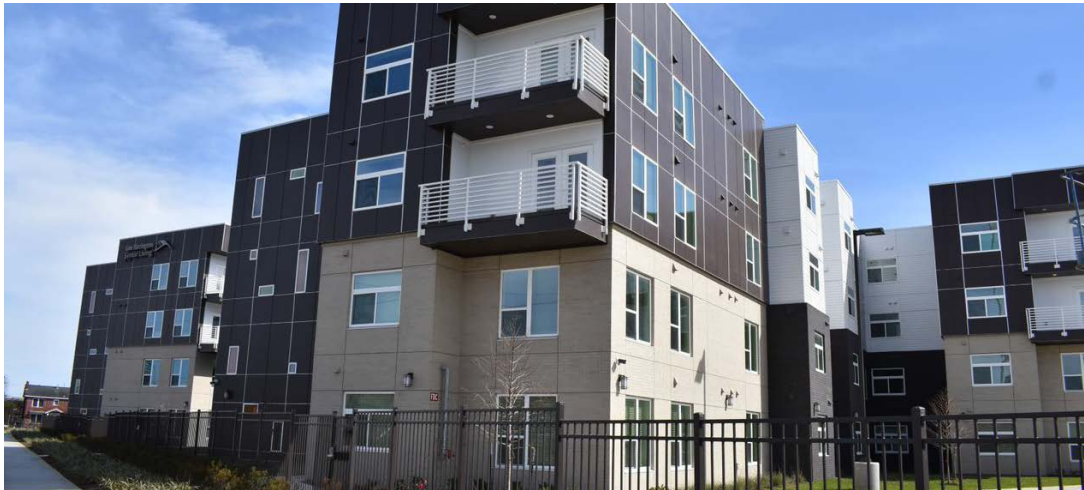
Representatives from each division will be readily available to assist with your call

Call in on the following numbers:

832-394-6912 • 832-394-6227 • 832-394-6126



# Law Harrington Senior Living



The property is located in Council District D at 2222 Cleburne, Houston, Texas 77004.

# Law Harrington Senior Living



This 112-unit senior living facility in Houston's Third Ward is near the University of Houston, TSU, shopping, parks, transit lines, schools and Museum District.



# Law Harrington Senior Living



# Law Harrington Senior Living



Amenities include a group dining area, meeting and game rooms, a fitness center, dog park, and outdoor recreational spaces.

# Law Harrington Senior Living



# Belfort Park Apartments



Belfort Park Apartments is located at 4135 W. Belfort, Houston, Texas in Council District K.

# Belfort Park Apartments



Amenities at this recently renovated apartment complex include an outdoor children's play area.

# Belfort Park Apartments



Belfort Park Apartments is an 84-unit affordable living community offering one and two-bedroom units.

# Briarwest Apartments



Located at 12976 Westheimer Road 77077 in District G. This 120-unit property is an Energy Star Multifamily Green Standard Building. 51% of the units will be occupied by LMI households.

# Briarwest Apartments



Amenities include: a club room, swimming pools, fitness center, gated-entry, on-site storage units, craft room, business and learning center.



# Edison Lofts



Located at 7215 W Fuqua, Houston, Texas (District K), Edison Lofts will offer 126-units of affordable workforce housing minutes from Beltway 8 & Ft. Bend Toll.

# Edison Lofts



Edison Lofts will serve families at or below 60% of the AMI with a mixture of rent restricted and market rate one, two, and three-bedroom units. A high-quality, on-site pre-kindergarten school will be available for both residents & community members.

# Homeowner Assistance Program

## Key Exchange



7605 South Hall, Houston, Texas  
77028 (District B)

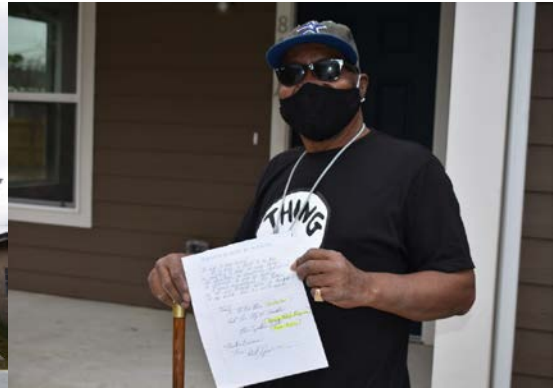
Proud New Homeowners:  
The Stubblefield family.

# Homeowner Assistance Program

## Key Exchange



The Jones residence at 8034 St. Louis, Houston, Texas 77028 (District B)



Mr. Jones is grateful for his new home.

# Home Repair Program

## Key Exchange

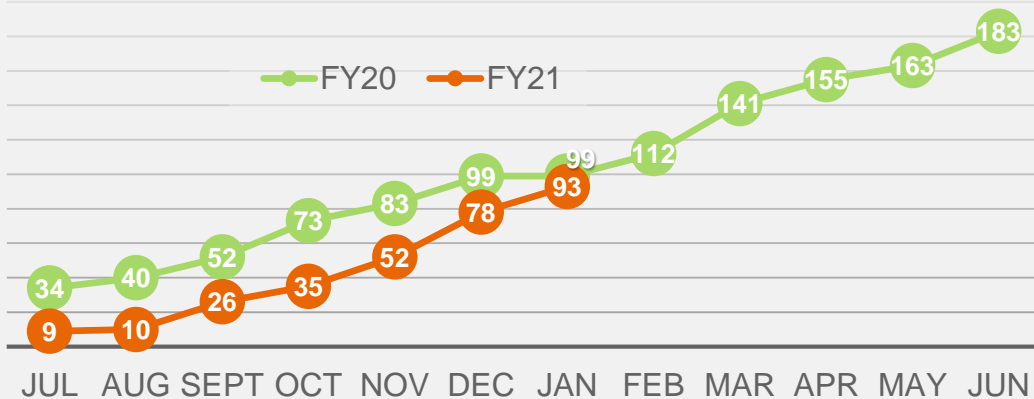


Menu Willis Residence  
5309 Suez, Houston,  
Texas 77020 (District B)

Menu Willis enters a brand-new  
home with the help of HCDD  
Inspector, Marion Scott.

# Homebuyer Assistance Program

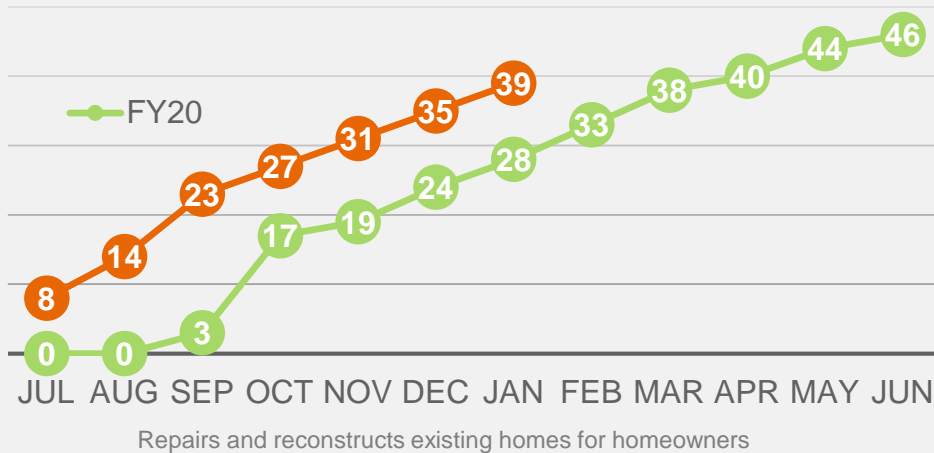
(Fiscal Year to Date)



Provides up to \$30,000 to help Houstonians purchase a home

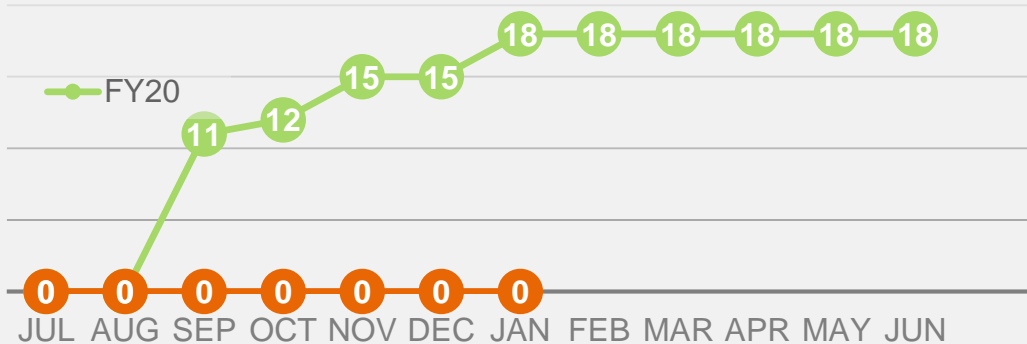
# Single Family Home Repair Program

(Fiscal Year to Date)



# New Home Development Program

(Fiscal Year to Date)



NHDP builds new homes for sale at affordable prices



# Other Programs

(Fiscal Year to Date)

17

Projects **under construction**  
**Multifamily** (FY21)

1

Projects **completed**  
**Multifamily** (FY21)

9

Projects **under construction**  
**Public Facilities** (FY21)

2

Projects **completed**  
**Public Facilities** (FY21)

# Other Programs

(Fiscal Year to Date)



24,025

Persons Served  
**Public Services**  
As of Nov '20

Note: Public Services numbers have a one-month lag in reporting due to the nature of these programs.

# Spending by Program Area

FY21 (to date) vs. FY20



# Comments & Questions





2100 Travis Street, 9th floor, Houston, TX 77002  
832-394-6200 [www.houstontx.gov/housing](http://www.houstontx.gov/housing)

@HoustonHCDD