



Housing and Community Affairs Committee

May 27, 2021



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda

- I. Welcome/Introductions
- II. Planning & Grants Management
- III. Public Services
- IV. Multifamily
- V. Single Family
- VI. Director's Comments
- VII. Public Comments

PLANNING & GRANTS MANAGEMENT

Tom McCasland, Director
Derek Sellers, Deputy Director

II. PLANNING & GRANTS MANAGEMENT – Substantial Amendment (All Districts)

An Ordinance authorizing:

- A Sixth Substantial Amendment to the CDBG-DR15 Action Plan.
- Transferring \$7,098,000.00 of Housing (Single Family Home Repair), Program Administration and Planning activities funds to the Public Facilities and Improvements (Infrastructure) activity.

II. PLANNING & GRANTS MANAGEMENT – Substantial Amendment (All Districts)

Per the Citizen Participation Plan (CPP) for Houston’s CDBG – DR15 Program:

“A new allocation or reallocation of more than 25% of an activity on the Budget Page constitutes a Substantial Amendment, which requires a fourteen (14) day public notice period and Council approval.”

II. PLANNING & GRANTS MANAGEMENT – Substantial Amendment (All Districts)

Activity	Delete/Decrease	Add/Increase
Housing (Single Family Home Repair)	(\$5,700,000.00)	
Program Administration	(\$1,300,000.00)	
Planning	(\$98,000.00)	
Public Facilities & Infrastructure		\$7,098,000.00
Total Budget Changes	\$7,098,000.00	\$7,098,000.00

PUBLIC SERVICES

Tom McCasland, Director
Melody Barr, Deputy Assistant Director

III.a. PUBLIC SERVICES – The Alliance (District J)

An Ordinance authorizing:

- Up to an additional \$1,115,000.00 in CDBG-DR17 funding.
- For continuation of mental health services, occupational training and support programs for low-to -moderate income persons.
- Initial term of April 1, 2020 - March 31, 2021 is being extended to March 31, 2022.

III.a. PUBLIC SERVICES – The Alliance (District J)

The Alliance will provide the following services:

Services Provided	Additional Clients To Be Served
Mental Health Services	80
Small Business Technical Assistance & Financial Education	85
Center for Resiliency – Direct Counseling Assistance and/or Coordinated Referrals	180
Occupational Training and Licensing Support	100
Child Care Entrepreneurship Program	60
Total	505

III.a. PUBLIC SERVICES – The Alliance (District J)

As of April 2021, 392 unduplicated clients have been served across their six programs, with many receiving multiple services and 82% of program funds have been expended.

Category	Total Contract Services	Percent
Program Services	\$981,214.02	88%
Program Administration	\$133,785.98	12%
Total	\$1,115,000.00	100%

III.b. PUBLIC SERVICES – recenter (All Districts)

An Ordinance authorizing:

- A Second Contract Amendment between the City and The Men’s Center dba recenter.
- Up to \$130,000.00 in Community Development Block Grant (CDBG) funds for program and administration costs.
- For case management and supportive services to 100 emergency and transitional housing residents recovering from substance abuse.

III.b. PUBLIC SERVICES – recenter (All Districts)

Services provided by recenter will include:

- "LifeMap," recenter's flagship program.
- Case Management services.
- Referrals for job training, educational, medical, and legal services.

III.b. PUBLIC SERVICES – recenter (All Districts)

- HCDD conducted a Request for Proposal (RFP) in fiscal year 2019 for Public Services contracts with renewal options.
- recenter was one of the agencies selected.
- The Second Amendment extends funding through March 31, 2022.

III.b. PUBLIC SERVICES – recenter (All Districts)

As of March 31, 2021, recenter has expended over 90% of program funds and has served 90% of their client goal.

Category	Amount	Percent
Direct Program Costs	\$121,550.35	93.5%
Indirect/Administration	\$8,449.65	6.5%
Total	\$130,000.00	100%

III.c. PUBLIC SERVICES – The Village Learning Center (All Districts)

An Ordinance authorizing:

- A Second Amendment to an Agreement between the City of Houston and The Village Learning Center.
- Providing up to \$200,000.00 in Community Development Block Grant Funds.
- For a vocational and educational program serving up to 125 special needs individuals.

III.c. PUBLIC SERVICES – The Village Learning Center (All Districts)

The VLC will provide education and training to individuals with intellectual and developmental disabilities through:

- Volunteer opportunities,
- Community service, and
- Employment in their communities.

The VLC has received CDBG funding through the City since 2012.

III.c. PUBLIC SERVICES – The Village Learning Center (All Districts)

As of March 31, 2021, The VLC is on target to expend approximately 95% of its funding and meet 100% of its service goal.

Category	Amount	Percent
Program Services	\$200,000.00	100%
Program Administration	\$0.00	0%
Total	\$200,000.00	100%

The term of this Second Amendment will be June 1, 2021 - May 31, 2022.

III.d. PUBLIC SERVICES – The Women’s Home (All Districts)

An Ordinance authorizing:

- A Second Amendment to an Agreement between the City of Houston and The Women’s Home.
- For up to \$150,000.00 in Community Development Block Grant (CDBG) funds.
- For transportation and case management services for 250 homeless women.

III.d. PUBLIC SERVICES – The Women’s Home (All Districts)

- The Women’s Home will provide counseling and case management services to help women transition away from homelessness.
- Clients will get improved access to medical appointments, grocery shopping, etc.
- Clients will reside in transitional or permanent supportive housing.

III.d. PUBLIC SERVICES – The Women’s Home (All Districts)

- HCDD conducted a Request for Proposals for CDBG contracts for fiscal year 2019 with renewal options.
- The Women's Home has received CDBG funding through the City since 2016.

III.d. PUBLIC SERVICES – The Women’s Home (All Districts)

As of March 31, 2021, The Women's Home has expended approximately 95% of funds and achieved 95% of the client goal.

Category	Amount	Percent
Program Services	\$150,000.00	100%
Program Administration	\$0.00	0%
Total	\$150,000.00	100%

This Second Amendment provides funding through May 31, 2022.

III.e. PUBLIC SERVICES – Brentwood Community Foundation (All Districts)

An Ordinance authorizing:

- A Second Amendment to the Contract between the City of Houston and Brentwood Economic Community Development Corp, dba Brentwood Community Foundation.
- For up to \$650,789.10 in Housing Opportunities for Persons with AIDS (HOPWA) funds.

III.e. PUBLIC SERVICES – Brentwood Community Foundation (All Districts)

- For a community residence, emergency rental assistance, case management, counseling, a substance abuse program, and nutritional services.
- Up to 498 low-income households affected by HIV/AIDS will be served.

III.e. PUBLIC SERVICES – Brentwood Community Foundation (All Districts)

- HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2019 with subsequent renewal periods. Brentwood was one of the agencies selected.
- The Second Amendment period is July 1, 2021 - June 30, 2022.
- Brentwood has received HOPWA funding through the City for various contracts since 1995.

III.e. PUBLIC SERVICES – Brentwood Community Foundation (All Districts)

As of February 2021, Brentwood has expended approximately 78% of program funds and achieved 60% of its service goal.

FUNDING SOURCE	AMOUNT	PERCENT
STRMUA	\$371,267.22	57.0%
Supportive Services	\$142,485.28	21.9%
Operations: Community Residence	\$95,920.00	14.8%
Administrative	\$41,116.60	6.3%
Total	\$650,789.10	100%

MULTIFAMILY

Tom McCasland, Director
Ray Miller, Assistant Director

IV.a. MULTIFAMILY – Caroline Lofts (District D)

An Ordinance authorizing:

- An Agreement between the City and Lone Star Housing Community Development Corporation, a non-profit partner of Mark-Dana Corporation joined by Caroline Lofts, LP.
- For a loan of up to \$17,836,036.00 in Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17) funds.
- For new construction of an affordable apartment community for families located at 2403 Caroline Street, Houston, TX 77004.

IV.a. MULTIFAMILY – Caroline Lofts (District D)

- Newly constructed 119-unit apartment community for families in Midtown Houston.
- 95 of 119 units will be restricted to households at or below 80 percent of the Area Median Income.
- A six-story, elevator served building with podium parking and amenity center.
- The development is near shopping, restaurants, banks, grocery, pharmacy, medical offices, churches and METRO light rail.

IV.a. MULTIFAMILY – Caroline Lofts (District D)

The City of Houston loan term and affordability period will be 40 years, commencing when construction is completed, upon which the outstanding principal balance of the note shall accrue at 1% interest.

Borrower will pay an annual installment equal to the lesser of:

- 1% annually on the outstanding balance of the loan plus accrued unpaid interest, if any, or
- 50% of net cash flow, provided the default rate interest of 10% per annum will accrue in the event of default.

IV.a. MULTIFAMILY – Caroline Lofts (District D)

Loan Terms:

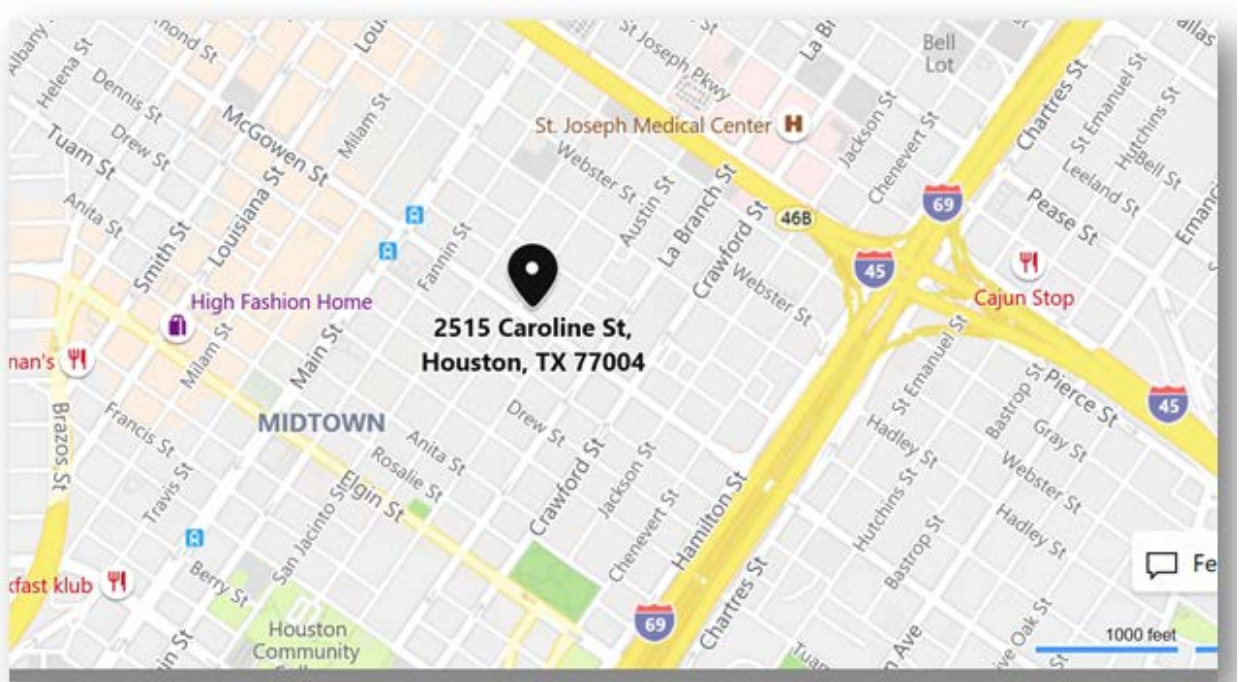
- Interest shall be calculated utilizing a 360-day basis for the actual number of days principal is outstanding.
- Unpaid interest will accrue and will be payable from future available cash flow.
- If the loan is not in default at the end of the 40-year term, the unpaid principal balance and interest will be forgiven.

IV.a. MULTIFAMILY – Caroline Lofts (District D)

Sources:		Uses:	
City of Houston Request (CDBG-DR 17)	\$17,836,036.00	Soft Cost	\$3,708,360.00
4% Housing Tax Credit Syndication Proceeds	\$7,798,220.00	Hard Cost	\$20,646,658.00
Tax Exempt Bond	\$10,300,000.00	Acquisition Cost	\$9,943,750.00
In-Kind Equity / Deferred Developer Fee	\$2,407,604.00	Developer Fee	\$3,413,860.00
		Reserves	\$629,232.00
Total Sources:	\$38,341,860.00	Total Cost:	\$38,341,860.00



IV.a. MULTIFAMILY – Caroline Lofts (District D)



IV.a. MULTIFAMILY – Caroline Lofts (District D)



IV.b. MULTIFAMILY – Temenos Place (District D)

A Resolution of No Objection for:

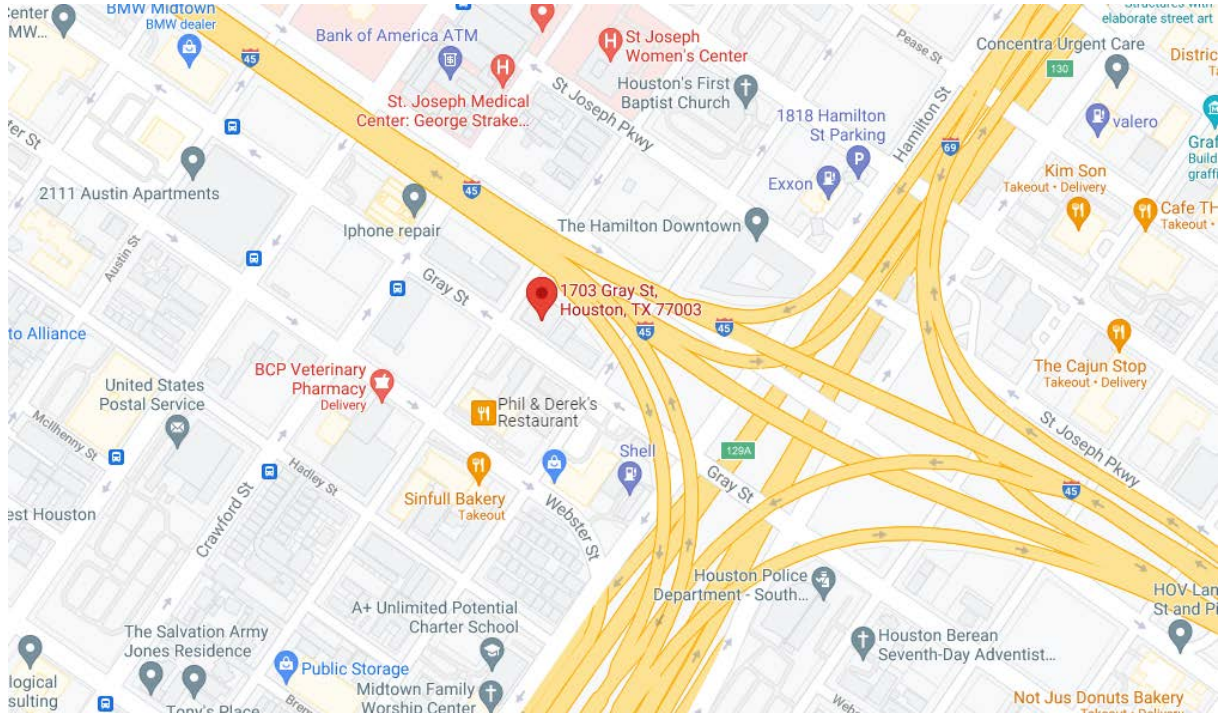
- The 4% tax credit application of Temenos Permanent Affordable, LLC.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located.

IV.b. MULTIFAMILY – Temenos Place (District D)

- HCDD is providing \$12,500,000 of gap financing to supplement development costs, subject to Council approval.
- Harris County Community Services Department is providing additional Harvey Community Development Block Grant – Disaster Recovery funding.
- A public hearing was held on May 26, 2021.

IV.b. MULTIFAMILY – Temenos Place (District D)



IV.b. MULTIFAMILY – Temenos Place (District D)



As a Permanent Supportive Housing facility, Temenos Place residents will be supported by an on-site Integrated Care Team consisting of a Nurse Practitioner, Psychiatric support, a Licensed Social Work Case Manager, and a Peer Specialist.

IV.b. MULTIFAMILY – Temenos Place (District D)



Client services will include case management, addiction recovery support, crisis intervention, health and wellness services, transportation, housing mediation, chronic illness management, food support and more.

IV.c. MULTIFAMILY – One Mile Waiver (District D)

A Resolution allowing:

Construction of one property applying for 4% Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that will be:

- Located within one mile of similar properties.
- And constructed within the last three years.

IV.c. MULTIFAMILY – One Mile Waiver (District D)

Temenos Place Apartments will be a replacement property for Temenos Place II that was acquired by the TxDOT in 2020 through condemnation for the I-45 expansion project.

Temenos CDC is constructing the replacement property less than 0.5 miles away from the original building.

HCDD recommends that Council approve the resolution allowing construction of this property.

IV.d. MULTIFAMILY – Fairways at Westwood (District J)

A Motion establishing a Date for a Public Hearing:

- To provide a Resolution of No Objection to the 4% tax credit application of Fairways at Westwood, LP.

The TDHCA administers the state's Housing Tax Credit program, which provides federal tax credits to spur the development of quality, affordable housing.

IV.d. MULTIFAMILY – Fairways at Westwood (District J)

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located must:

“hold a hearing ...to solicit public input concerning the Application or Development” before a developer can submit an application for noncompetitive 4% tax credits.”

HCDD recommends a Motion to hold a public hearing on June 9, 2021.

IV.e. MULTIFAMILY – Fairways at Westwood (District J)

A Resolution of No Objection for:

- The 4% tax credit application of Fairways at Westwood, LP.

"In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located."

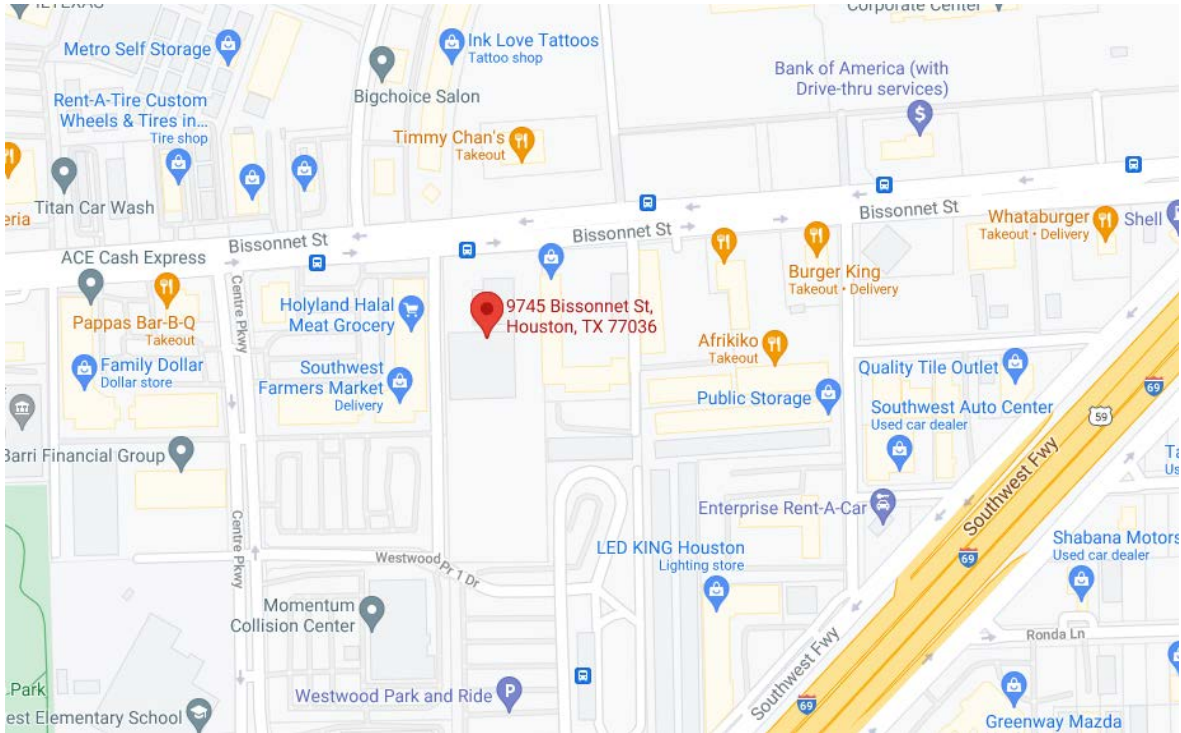
IV.e. MULTIFAMILY – Fairways at Westwood (District J)

HCDD has performed a threshold review and recommends a Resolution of No Objection for Fairways at Westwood, LP for the following reasons:

- Located in the Alief-Westwood Complete Community.
- Not located in a floodway or 100-year floodplain.

A public hearing on this Resolution will be held on June 9, 2021.

IV.e. MULTIFAMILY – Fairways at Westwood (District J)



IV.e. MULTIFAMILY – Fairways at Westwood (District J)



This 177-unit apartment community will be situated in the Alief-Westwood Complete Community. Individual units will feature an open concept layout, Energy Star appliances and granite countertops.

Amenities will include a community room, computer lab/business center, fitness center, basketball court, laundry room, resort style swimming pool, BBQ grills and picnic tables.

SINGLE FAMILY

Tom McCasland, Director
Anderson Stoute, Deputy Assistant Director

V. SINGLE FAMILY – NHDP Master Contractor Agreement (All Districts)

An Ordinance authorizing:

- The Mayor and City Controller to execute a Master Contractor Agreement (MCA) and Tri-Party Agreements.
- Between the City, the Houston Land Bank and its Contractors for \$13,282,615.00 in TIRZ Affordable Housing Bond Funds.
- To the New Home Development Program for the construction of new single-family homes for low-to moderate-income homebuyers.

V. SINGLE FAMILY – NHDP Master Contractor Agreement (All Districts)

- The NHDP provides newly constructed, affordable single-family homes for low- and moderate- income homebuyers.
- The funding authorized by this Ordinance will enable HCDD to build approximately 80 new, single-family homes at scattered sites.
- To date, the NHDP has completed 40 TIRZ Funded homes, with another 20 under construction.

V. SINGLE FAMILY – NHDP Master Contractor Agreement (All Districts)

The MCAs for the City's NHDP will be executed by the City, the HLB and the Contractors selected through Solicitation S63-Q29062.

Funding under the MCAs will be expended for each new home constructed through Tri-Party Agreements between the following:

- The City of Houston
- The Houston Land Bank (HLB)
- Selected Contractors

DIRECTOR'S COMMENTS

Tom McCasland, Director

Virtual Community Office Hours



**WE ARE
OPEN**

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



The Homebuyer Choice Program District H



The D'Ascoli Family
238 Native Lane
Houston, TX 77022

The Homebuyer Choice Program District H



The D'Ascoli Family
238 Native Lane
Houston, TX 77022

Under Construction: Avenue 360 Health & Wellness Center



Services at this facility will include a dental program, day treatment program, HIV/AIDS education, housing assistance program and hospice care program.

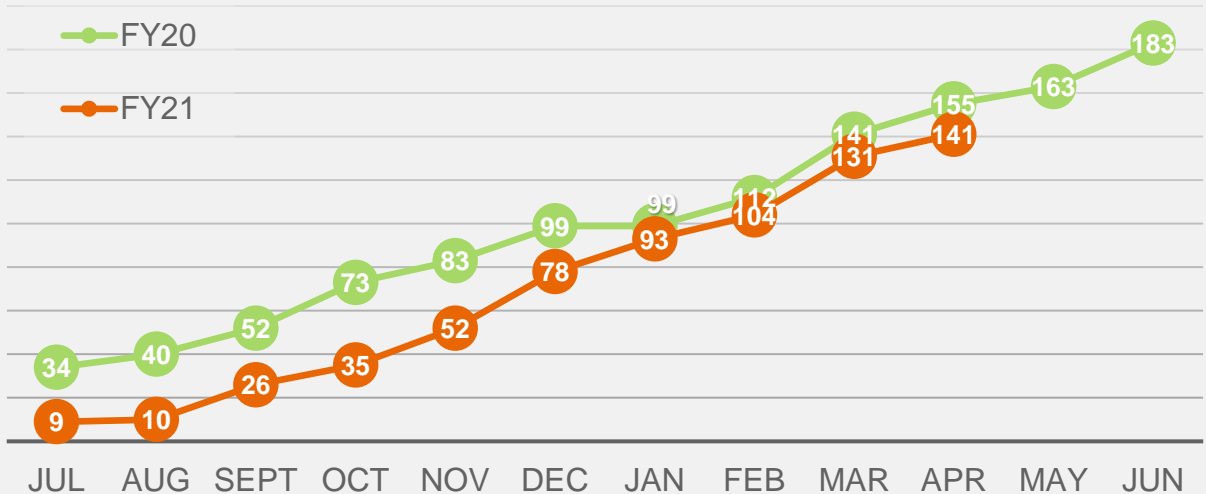
Under Construction: Avenue 360 Health & Wellness Center



2920 Fannin, Houston, TX 77002

Homebuyer Assistance Program

(Fiscal Year to Date)



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

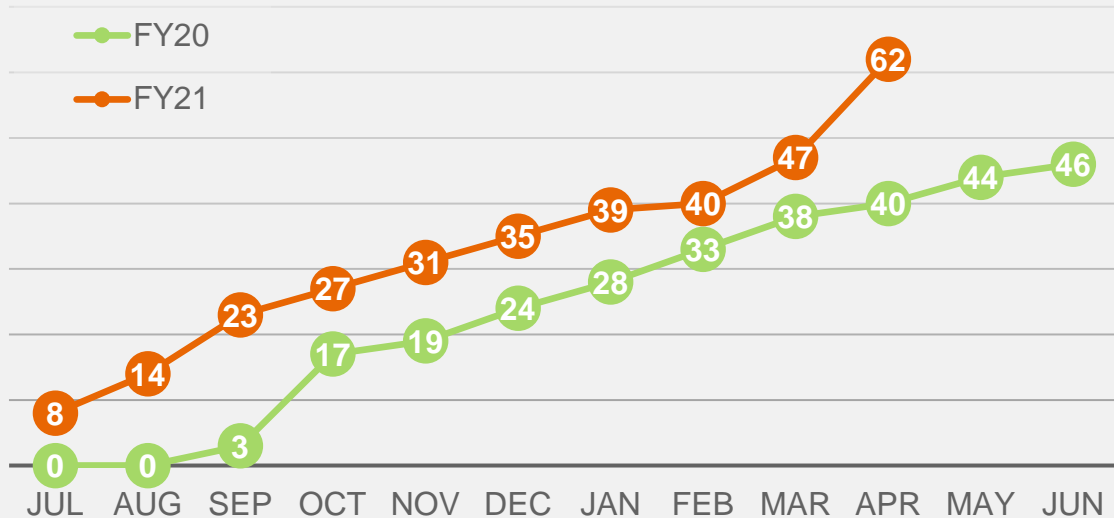


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Single Family Home Repair Program

(Fiscal Year to Date)

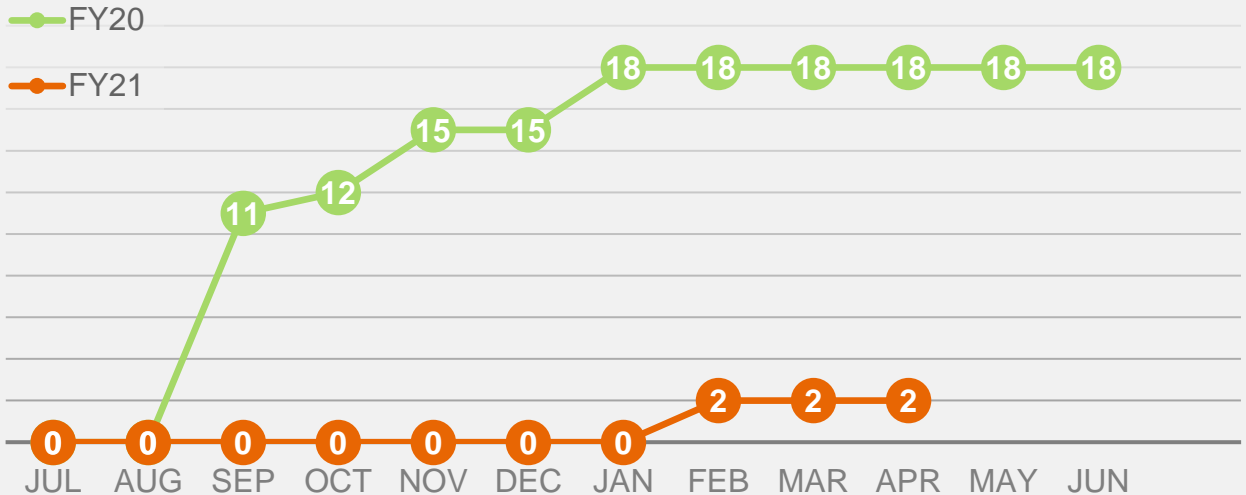


The HRP repairs and reconstructs existing homes for homeowners.



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)

3

Projects completed
Public Facilities (FY21)



Other Programs

(Fiscal Year to Date)



40,085

Persons Served

Public Services

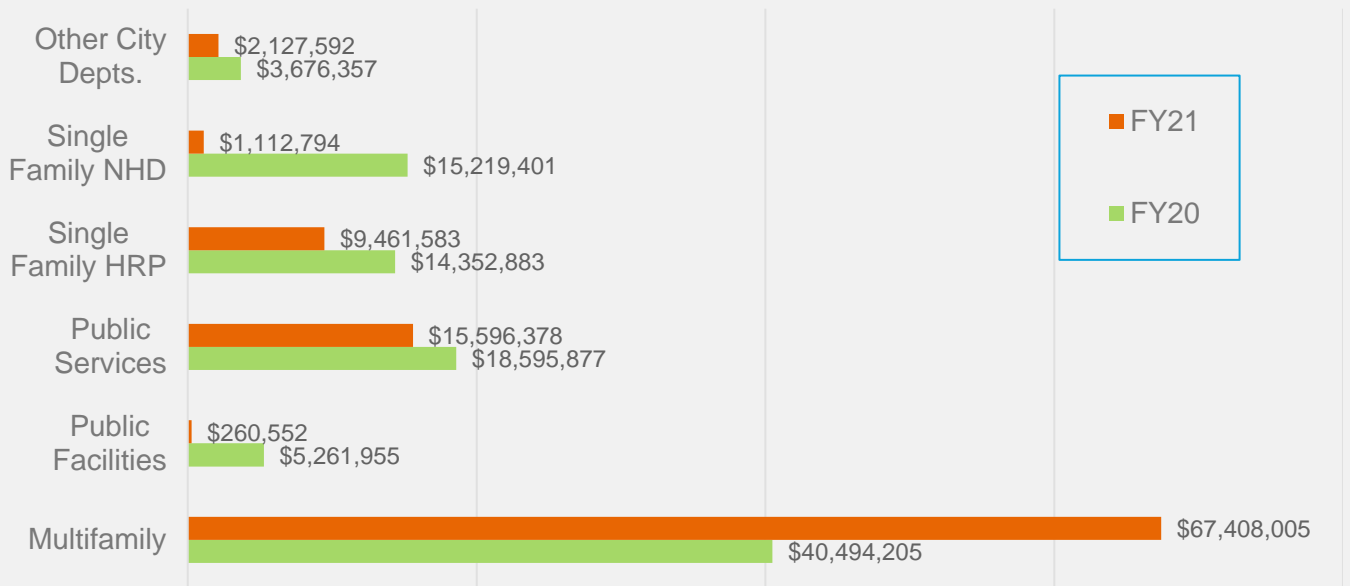
As of Mar 2021

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



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