



Housing and Community Affairs Committee

Keith W. Bynam, Director
April 19, 2022





Agenda

- I. Welcome/Introductions
- II. Public Services
- III. Multifamily
- IV. Director's Comments
- V. Public Comments

II. PUBLIC SERVICES

Melody Barr, Deputy Assistant Director

II.a. A Caring Safe Place (Districts B, H)

An Ordinance authorizing a Third Amendment to the Contract between the City of Houston and A Caring Safe Place Inc. (ACSP),

Providing an additional \$948,938.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

To operate a permanent and a transitional housing residence (both with support services) for low-income persons living with HIV/AIDS.

II.a. A Caring Safe Place (Districts B, H)

Permanent Housing and supportive services to 15 low-income persons living with HIV/AIDS, with a history of chemical or alcohol dependency.

Transitional Housing and supportive services to 30 low-income persons living with HIV/AIDS, with a history of chemical and/or alcohol dependency.

Support services include case management, HIV education; nutritional services, substance abuse & mental health counseling; life skills training; job search support; housing info/referral; assistance in obtaining government benefits and services.

II.a. A Caring Safe Place (Districts B, H)

Category	Transitional	Permanent	Total	Percentage
Administration	\$43,522.00	\$22,038.00	\$65,560.00	6.91%
Services	\$299,536.00	\$100,412.00	\$399,948.00	42.15%
Operations	\$287,870.00	\$195,560.00	\$483,430.00	50.94%
Total	\$630,928.00	\$318,010.00	\$948,938.00	100%

As of February 2022, ACSP achieved 75% of their service goal and expended 79% of funding with no findings on their annual monitoring.

II.b. Goodwill Industries (All Districts)

An Ordinance authorizing a Third Amendment extending the term of the Contract between the City of Houston and Goodwill Industries of Houston (Goodwill),

And providing an additional \$175,000.00 of federal HOPWA funds,

For a job services program with supportive services serving a minimum of 125 low-to-moderate households affected by HIV and AIDS.

II.b. Goodwill Industries (All Districts)

Job-related and support services will consist of:

- Case management
- Employment assistance and training
- Life skills training
- Referrals for childcare, medical, mental health, education
- Meals/nutritional services
- Transportation
- Housing

II.b. Goodwill Industries (All Districts)

FUNDING SOURCE	AMOUNT	Percent
Supportive Services	\$175,000.00	100%
Administration	\$0.00	0%
Total	\$175,000.00	100%

This Third amendment will provide funding through May 31, 2023. As of February of 2022, Goodwill has expended approximately 67% of funds and achieved 67% of the client goal. There were no findings on their annual monitoring.

II.c. The Women's Home (All Districts)

An Ordinance authorizing a Third Amendment to extending the Contract between the City of Houston and The Women's Home,

Providing up to \$924,744.71 in Community Development Block Grant (CDBG) funds,

To support transportation and case management services for approximately 475 homeless women.



II.c. The Women's Home (All Districts)

The Women's Home will help Houston area homeless women stabilize and transition away from homelessness while residing in transitional or permanent supportive housing through:

- Counseling,
- Case Management, and
- Transportation Services

The aim is to improve access to essential services such as primary healthcare appointments, grocery shopping, and more.

II.c. The Women's Home (All Districts)

FUNDING SOURCE	AMOUNT	Percent
Program Services	\$837,308.45	90.5%
Administration	\$87,436.26	9.5%
Total	\$924,744.71	100%

The Second Amendment provided funding through May 31, 2022, and the Third Amendment through May 31, 2023.

As of February 2022, 72% of funds have been expended and 78% of the client goal achieved.

II.d. The Village Learning Center (District E)

An Ordinance authorizing a Third Amendment to the Agreement between the City of Houston and The Village Learning Center (VLC),

Providing up to \$200,000.00 in CDBG funds,

For the provision of vocational/educational case management services to 125 individuals with intellectual or developmental disabilities.

II.d. The Village Learning Center (District E)

The initial Agreement period was March 1, 2019 – February 29, 2020, with an extension to April 30, 2020;

The First Amendment extended the Agreement was May 1, 2020 – March 31, 2021. A Second Amendment extended the agreement to March 31, 2022.

The Agreement was administratively extended to July 31, 2022 and this Third Amendment would extend the term to July 31, 2023.

II.d. The Village Learning Center (District E)

Category	Amount	Percent
Program Services	\$200,000.00	100%
Administration	\$0.00	0.00%
Total	\$200,000.00	100.0%

The City provides approximately 33% of the funding for this program.

As of February 28, 2022, VLC exceeded its goal of 125 individuals by serving 144. This agency had no findings in its most recent monitoring.

III. Multifamily

Ana Martinez, Deputy Assistant Director

III. Lockwood South (District H)

An Ordinance authorizing \$9,950,000.00 of Community Development Block Grant - Disaster Recovery 2017 loan,

For a Contract between the City of Houston and The Buffalo Bayou Partnership.

For the land acquisition and new development costs for Lockwood South, to be located South of Buffalo Bayou at Drennan Street, Houston, Texas.

III.a. Lockwood South (District H)

Lockwood South will be an 80-unit affordable rental development featuring one-, two-, and three-bedroom apartments.

Units are restricted to low-to moderate-income households at 30%, 50%, 60%, and 80% of Area Median Income.

This will be the first component of an 18-acre, mixed-income, master-planned community, per the Buffalo Bayou East Master Plan.

III.a. Lockwood South (District H)

Loan and affordability period will be 40 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and affordability period.

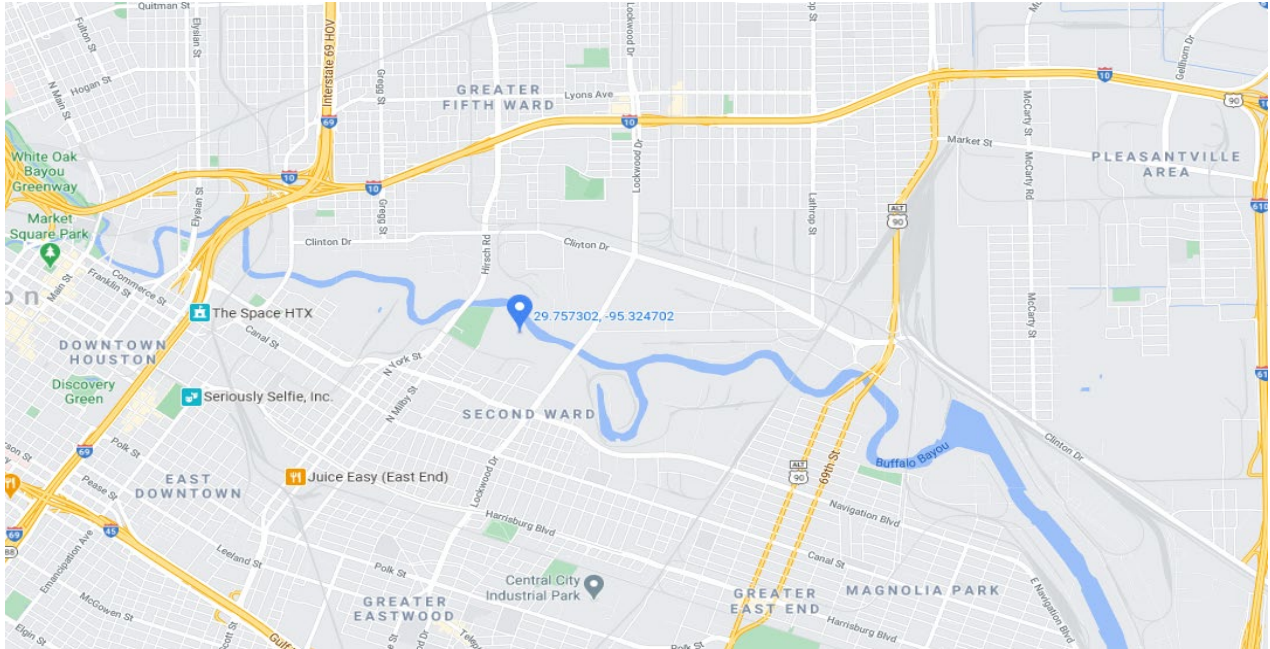
Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

III.a. Lockwood South (District H)

Sources:		Uses:	
City of Houston CDBG-DR17	\$9,950,000.00	Hard Cost	\$17,144,379.00
Permanent Lender (Capitol One)	\$3,600,000.00	Soft Cost	\$4,476,842.00
9% Housing Tax Credit Proceeds	\$13,723,628.00	Acquisition Cost	\$3,500,000.00
In-Kind Equity/ Deferred Developer Fee	\$850,750.00	Developer Fee	\$3,065,224.00
National Housing Tax funds	\$1,300,000.00	Reserves	\$1,237,933.00
Total Source of Funds:	\$29,424,378.00	Total Project Cost:	\$29,424,378.00



III.a. Lockwood South (District H)



III.a. Lockwood South (District H)



III.b. Connect South (District J)

An Ordinance authorizing a \$11,900,000.00 CDBG-DR17 loan for a Contract between the City of Houston and My Connect Community.

For the land acquisition and new development costs for Connect South, a 77-unit affordable rental development.

Restricted to low-to moderate-income families located at 6440 Hillcroft Street, Houston, Texas.

III.b. Connect South (District J)

This four-story podium-style property will be the first phase of a 3.2-acre master planned mixed-income development in the Gulfton Complete Community.

Connect South will offer one-, two- and three-bedroom units for households at 30%, 50%, 60%, and 80% of the Area Median Income.

The property will contain residential units above enclosed parking and approximately 7,000 square feet of retail space.

III.b. Connect South (District J)

The loan and affordability period will be 40 years and will commence when the construction period is completed.

Loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest.

Borrower will pay an annual installment of interest from available cash flow.

III.b. Connect South (District J)



III.b. Connect South (District J)

Sources:		Uses:	
City of Houston CDBG-DR17	\$11,900,000.00	Hard Cost	\$21,117,417.00
Permanent Lender	\$3,864,000.00	Soft Cost	\$4,209,328.00
9% Housing Tax Credit Proceeds	\$13,948,605.00	Acquisition Cost	\$3,500,000.00
In-Kind Equity – Def. Developer Fee	\$855,942.00	Developer Fee	\$3,332,667.00
National Housing Tax Funds	\$3,000,000.00	Reserves	\$1,409,135.00
Total Source of Funds:	\$33,568,547.00	Total Cost:	\$33,568,547.00

III.c. Magnificat House Inc. (District D)

An Ordinance authorizing a \$18,413,934.00 Hurricane Harvey CDBG-DR17 loan.

For a Contract between the City of Houston and Magnificat House Inc. (Borrower), a non-profit partner of The NHP Foundation joined by Magnificat Permanent Affordable, LLC (Owner).

For the new construction of a 149-unit Permanent Supportive Housing community for the homeless at 3300 Caroline Street, Houston, Texas.

III.c. Magnificat House Inc. (District D)

Of the 149 Studio units, 76 will be restricted to persons with incomes at or below 60% AMI.

This project is funded through federal CDBG-DR17 program funds to provide affordable rental units for low to moderate income households.

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



III.c. Magnificat House Inc. (District D)

3300 Caroline is a quality, supportive living environment near public transit, employment centers and amenities such as:

- Public Park: Baldwin Park
- Grocery: Fiesta Mart
- Health Center: St Joseph Medical Center
- Community Center: Shape Community Center
- Public Library: Houston Public Library

III.c. Magnificat House Inc. (District D)



III.d. Ella Grand (District G)

An Ordinance authorizing \$12,000,000.00 of Community Development Block Grant Disaster Recovery funds.

For a Contract between the City of Houston and Houston DMA Housing II, LLC for the land acquisition and new development of Ella Grand.

A 145-unit, four-story, affordable rental complex for low-to moderate-income seniors at 2077 South Gessner Road, Houston, Texas.

III.d. Ella Grand (District G)

Ella Grand will provide a mix of one-bedroom and two-bedroom units serving low- to moderate-income senior households.

Units will be restricted to renters at 30%, 50%, 60% of the Area Median Income, along with 30 market rate units.

Additionally, 5% of the units will be designated for persons with Special Housing Needs, and 2% of the units are designated for homeless persons.

III.d. Ella Grand (District G)

All apartments will offer 9-foot ceilings, full appliance packages, washer/dryer hookups, ceiling fans, and energy-efficient features.

Amenities include a community room for large social events, a library/game room, a fitness center and a theater.

Located within a half-mile from Woodlake Square shopping center with Randall's Grocery Store, a Wells Fargo Bank, restaurants and more.

III.d. Ella Grand (District G)

The loan and affordability period will be 40 years and will commence when the construction period is completed.

The loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest.

The borrower will pay an annual installment of interest from available cash flow.

III.d. Ella Grand (District G)

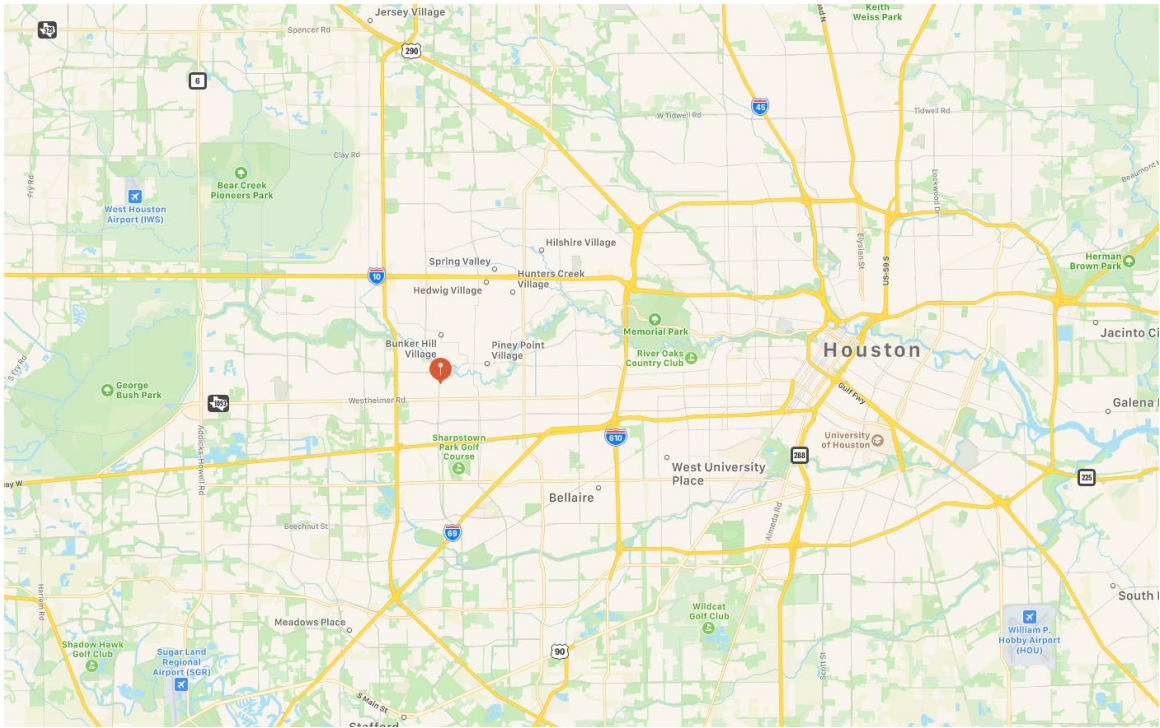
Sources	Amount	Uses	Amount
City of Houston - CDBG DR17	\$12,000,000.00	Hard Cost	\$22,990,773.00
Permanent Lender	\$7,800,000.00	Soft Cost	\$6,329,803.00
9% Housing Tax Credit Proceeds	\$16,228,377.00	Acquisition Cost	\$7,000,000.00
TDHCANHTF	\$2,180,000.00	Developer Fee	\$2,975,000.00
In-Kind Equity/Def. Developer Fee	\$1,924,263.00	Reserves	\$837,064.00
Total Source of Funds:	\$40,132,640.00	Total Project Cost:	\$40,132,640.00



III.d. Ella Grand (District G)



III.d. Ella Grand (District G)



III.e. The HAY Center (District I)

An Ordinance authorizing a \$5,000,000.00 Community Development Block Grant-Disaster Recovery 2017 (CDBG-DR17) loan.

For a Contract between the City of Houston and The Harris County Housing Authority.

To partially finance the construction costs for The HAY Center, a 50-unit affordable housing community for young adults aging-out of foster care at 3131 Gulf Freeway, Houston, Texas.

III.e. The HAY Center (District I)

The HAY Center Campus will serve “Special Populations:” homeless young adults at or below 50% of the Area Median Income.

The Harris County Housing Authority will be coordinating development, while the HAY Center will provide extensive onsite supportive services.

Services provided in accordance with the City’s Harvey Multifamily Program Guidelines. CDBG-DR grant funds will be provided by Harris County for land acquisition and new construction.

III.e. The HAY Center (District I)

The HAY Center campus will serve 60 youth and young adults aging out of foster care with extensive onsite supportive services including:

- Life skills classes,
- Educational services,
- Employment services,
- Case management,
- Housing services and more

III.e. The HAY Center (District I)

The City of Houston loan term and affordability period will be 20 years and will commence when the construction period is completed.

Loan will be non-amortizing throughout both the construction and permanent period.

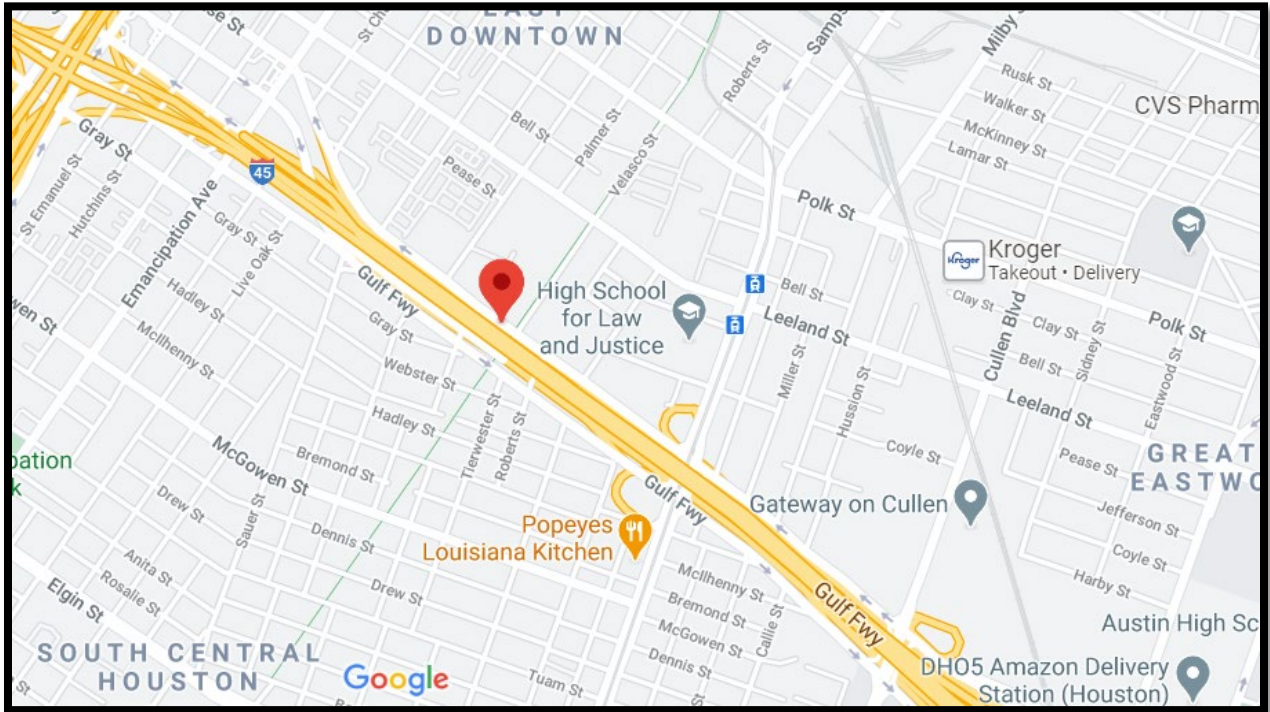
Following project completion, the outstanding principal balance of the note shall accrue at 1% interest.

III.e. The HAY Center (District I)

Sources:		Uses:	
City of Houston (CDBG-DR17)	\$5,000,000.00	Hard Cost	\$13,267,708.08
Harris County Housing Authority (CDBG-DR)	\$18,323,600.08	Soft Cost	\$3,920,875.20
		Acquisition Cost	\$6,135,016.80
Total Source of Funds:	\$23,323,600.08	Total Project Cost:	\$23,323,600.08



III.e. The HAY Center (District I)



III.e. The HAY Center (District I)



III.e. The HAY Center (District I)



III.e. The HAY Center (District I)



DIRECTOR'S COMMENTS

Keith W. Bynam, Director

Director's Comments

Intro/Agenda Overview

Keith W. Bynam, Director

CDBG DR-17 Grant Update, Temika Jones,
Assistant Director and CFO

HCDD Production Report Overview,
Temika Jones, Assistant Director and CFO

HCDD Project Highlights,
Keith W. Bynam, Director

CDBG-DR 2017 Harvey Grant Update

Temika Jones, Assistant Director and CFO

CDBG-DR 2017 Harvey Grant Update

	Benchmark	% Benchmark Met
Admin	\$ -	
Buyout	\$ 25,110,000.00	67%
Economic Development	\$ 13,619,175.30	17%
HoAP	\$ 61,638,156.75	47%
Homebuyers	\$ 15,159,747.60	70%
Multifamily	\$ 202,522,712.40	71%
Planning	\$ 5,775,000.00	14%
Public Services	\$ 18,000,000.00	63%
Single Family	\$ 15,000,000.00	102%
Small Rental	\$ 6,250,000.00	0%
Grand Total	\$ 363,074,792.05	



Corrective Action Plan Update

Temika Jones, Assistant Director and CFO

Corrective Action Plan Update

Corrective Action Item	Status Update
Reduce future Admin spending and forecast Admin dollars needed to execute programs	In Progress – Exec team reviewing results of FY22 Budget to plan for FY23
Restructure HCDD and reporting lines to Other City Departments in consultation with Central HR	In Progress – Exec team revising HCDD Org Chart; Coordination with Central HR underway
Re-evaluate all staffing decisions approved by former Director	In Progress – Reviews by CFO and Interim Director continues
Align future expenditures with program spending	In Progress – Financial dashboards being reviewed to reflect projected program spend
Implement strike teams to focus on GLO submissions	In Progress – Focus on closeout of HoAP files for submission eligible expenditures previously withheld
Timely submission of draw requests to GLO	In Progress – Finance team continues to ensure submission of eligible expenditures within 90 days

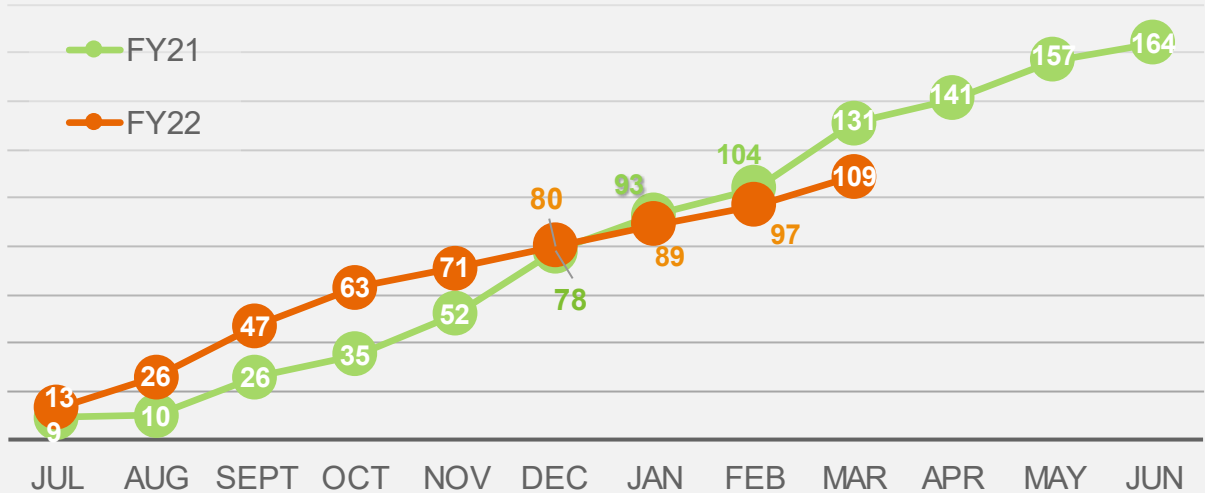


HCDD Production Report

Temika Jones, Assistant Director and CFO

Homebuyer Assistance Program

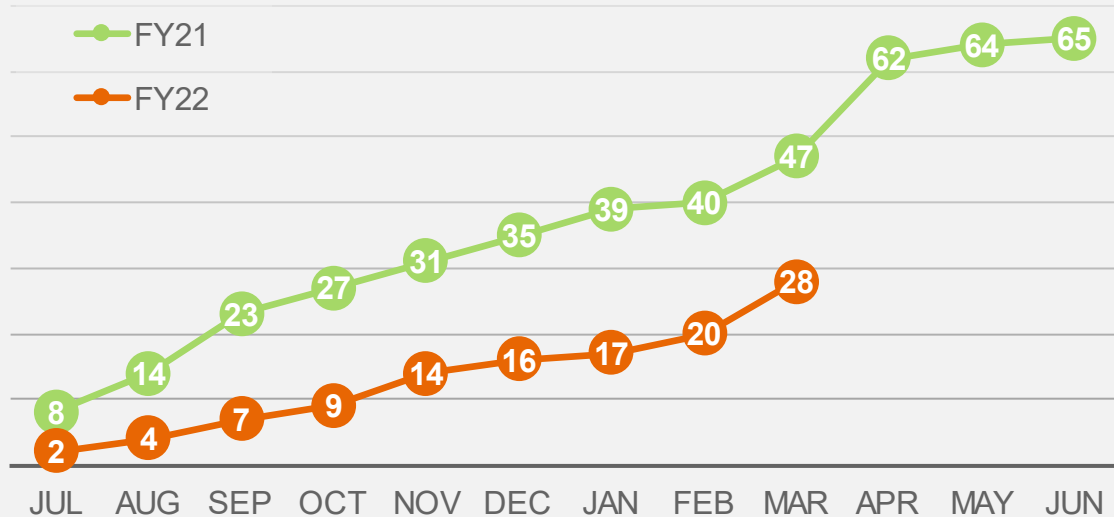
(Fiscal Year - cumulative totals)



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

Single Family Home Repair Program

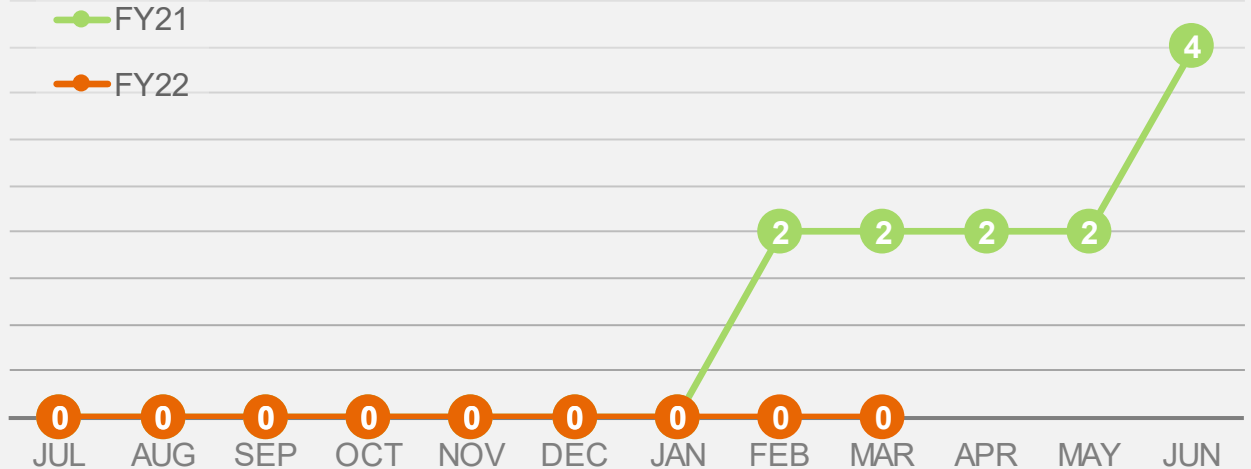
(Fiscal Year – cumulative totals)



The HRP repairs and reconstructs existing homes for homeowners.

New Home Development Program

(Fiscal Year – cumulative totals)



NHDP builds new homes for sale at affordable prices

Other Programs

(Fiscal Year)



25

Projects under construction
Multifamily (FY22)

1

Projects completed
Multifamily (FY22)

8

Projects under construction
Public Facilities (FY22)

3

Projects completed
Public Facilities (FY22)



Other Programs

(Fiscal Year 2022)



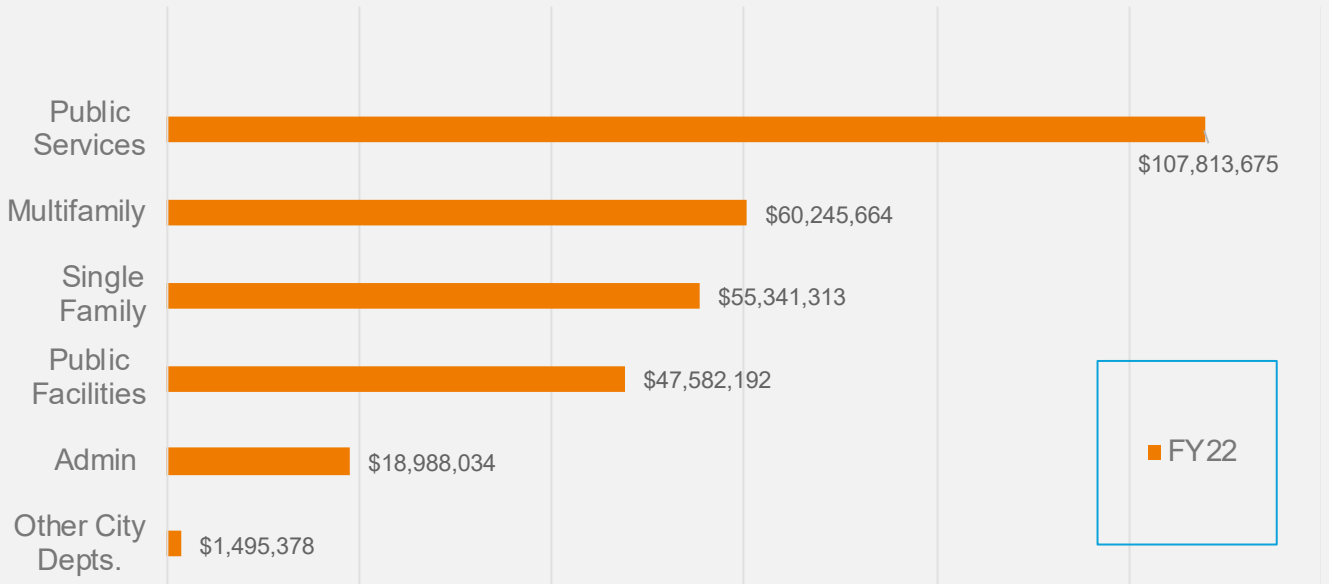
137,106

Persons Served

Public Services

As of February 2022

Spending by Program Area FY22 (as of March 2022)



Total spending: \$291,466,256

Note: Public Services and Other City Departments are one month behind; those are February numbers.

HCDD

Project Highlights

Keith W. Bynam, 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



Spring 2022 Community Meetings



SPRING 2022 - VIRTUAL COMMUNITY MEETINGS

THURSDAY, MARCH 31, 2022 | 3:00PM
WEDNESDAY, APRIL 6, 2022 | 6:00PM

WAYS TO PARTICIPATE LIVE

MICROSOFT TEAMS: [BIT.LY/2022SPH](https://bit.ly/2022SPH)

HTV

FACEBOOK LIVE @HOUSTONHCDD

CALL IN US(TOLL): 1-936-755-1521

PARTICIPANT CODES ARE NEEDED FOR THE TOLL FREE NUMBER

ENGLISH PARTICIPANT CODE: 588 312 814#

SPANISH PARTICIPANT CODE: 893 762 513#



April is Fair Housing Month!

FAIR HOUSING



“”

Fair Housing Month is a time to recommit to our nation's obligation to ensure that everyone has equal access to safe, affordable housing.

Secretary Marcia L. Fudge
HUD

HURRICANE SEASON IS HERE.
**LET'S MAKE SURE
EVERYONE
IS PREPARED.**

APPLY ONLINE:

bit.ly/FHHP2022-Outreach-App

FOR MORE INFORMATION, VISIT:

bit.ly/FHHP2022

QUESTIONS?

FAIRHOUSING@HOUSTONTX.GOV



Houston Association of Realtors (HAR) Virtual Meeting



Director Bynam joined HAR.com on April 11th to discuss the City's efforts to increase housing access.

Ribbon Cutting - Hartwood at West Little York 7925 West Little York (District A)



Mayor Turner, Director Bynam and CM Peck celebrate with partners at the Ribbon Cutting on April 14th, 2022.

Ribbon Cutting - Hartwood at West Little York

7925 West Little York (District A)



Ribbon Cutting - Hartwood at West Little York 7925 West Little York (District A)



Ribbon Cutting - Hartwood at West Little York 7925 West Little York (District A)



Ribbon Cutting - Hartwood at West Little York 7925 West Little York (District A)



Ribbon Cutting - Hartwood at West Little York 7925 West Little York (District A)



Ribbon Cutting - Hartwood at West Little York

7925 West Little York (District A)



Update: New Hope Housing 5520 Avenue J (District H)

83% Complete as of April, 2022

Total Number of Units: 100

Total Restricted Units: 51 (30% - 80% AMI)

Total Project Cost: \$34,905,190.00

HCDD Funding: \$12,485,000.00 CDBG DR-17

Developer: Houston Area CDC/New Hope Housing

New Hope Housing 5520 Avenue J (District H)



New Hope Housing 5520 Avenue J (District H)



New Hope Housing 5520 Avenue J (District H)



New Hope Housing 5520 Avenue J (District H)



Update: The Citadel Apartments 3345 Elgin (District D)

23% Complete as of April, 2022

Total Number of Units: 74

Total Restricted Units: 67 (30% - 80% AMI)

Total Project Cost: \$25,089,743.00

HCDD Funding: \$10,250,000.00 CDBG DR-17

Developer: Change Happens CDC

The Citadel Apartments 3345 Elgin (District D)



The Citadel Apartments 3345 Elgin (District D)



The Citadel Apartments 3345 Elgin (District D)



Update: Temenos Place 1703 Gray (District D)

10% Complete as of April, 2022

Total Number of Units: 94

Total Restricted Units: 94 (30% - 80% AMI)

Total Project Cost: \$32,596,735.00

HCDD Funding: \$12,500,000.00

(HOME/BOND/CDBG DR-17)

Developer: Temenos CDC

Temenos Place 1703 Gray Street (District D)



Temenos Place 1703 Gray Street (District D)



Single Family: Home Repair Program & Homebuyer Choice Program



Homebuyer Choice Program Closing Orion Street, Acres Homes (District B)



Homebuyer Choice Program

Orion Street, Acres Homes (District B)



Homebuyer Choice Program Closing Orion Street, Acres Homes (District B)



Homebuyer Choice Program Orion Street, Acres Homes (District B)



Homebuyer Choice Program Tower Street, Acres Homes (District B)



Homebuyer Choice Program

Tower Street, Acres Homes (District B)



Homebuyer Choice Program

Tower Street, Acres Homes (District B)



Homebuyer Choice Program

Tower Street, Acres Homes (District B)



Homebuyer Choice Program Tower Street, Acres Homes (District B)



Comments & Questions

