



Housing and Community Affairs Committee

Keith W. Bynam, Director
July 19, 2022



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

- I. Welcome/Introductions
- II. Public Services
- III. Harvey Single Family Home Development
- IV. Director's Comments
- V. Mayor's Office for Homelessness Initiatives
- VI. Public Comments

II. PUBLIC SERVICES

Melody Barr, Deputy Assistant Director

II.a. The Navigation Center (District B)

An Ordinance authorizing an Agreement between the City of Houston and the Coalition for the Homeless of Houston/Harris County (Coalition),

Providing up to \$4,415,582.00 of Community Development Block Grant – CARES Act (CDBG-CV) funds,

For the administration and operation of the Navigation Center located at 2903 Jensen Drive, Houston, Texas 77026.

II.a. The Navigation Center (District B)

The Coalition will manage operations, administration and reporting for the Navigation Center through a subrecipient daily operations provider.

The facility will provide temporary, semi-private accommodations for up to 100 clients at any one time and bridge beds for up to 350 clients per year.

The Navigation Center will be a coed, secular, low-barrier, and ADA accessible facility.

II.a. The Navigation Center (District B)

Operations will include 24/7 security and onsite, professional management. The following services will be provided:

- One-on-one intensive case management,
- Job training classes,
- Transportation,
- Laundry facilities,
- Meals,
- Healthcare
- And more

II.a. The Navigation Center (District B)

The Navigation Center will feature a health clinic operated by Harris Health, and two community classrooms, to serve the greater community.

Potential clients must be referred and transported by homeless agencies and/or first responders.

The Coalition received \$3,500,000.00 of Emergency Solutions Grants – CARES Act (ESG-CV) funds from the City in February 2022, for construction of the Navigation Center.

II.a. The Navigation Center (District B)

Category	Amount	Percent
Program	\$4,014,165.00	90.9%
Administration	\$401,417.00	9.1%
Total	\$4,415,582.00	100%

The Agreement term will begin on counter signature date through July 31, 2023 with the option to renew.

There were no findings during the last annual compliance monitoring.

II.a. The Navigation Center (District B)



The Navigation Center,
2903 Jensen Drive, Houston, TX 77026



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



II.b. AIDS Foundation Houston Inc. (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston and AIDS Foundation Houston Inc. (AFH),

Extending the term of the Agreement and providing an additional \$1,018,618.55 in Emergency Solutions Grant – CARES Act (ESG-CV) funds,

AFH will provide permanent supportive housing through the sponsor leasing of one- and two-bedroom units to a minimum of 30 unduplicated households at two locations.

II.b. AIDS Foundation Houston Inc. (All Districts)

Additional wrap-around services will include case management, landlord incentives, mental health assessments and support, and substance abuse counseling to continue housing Community Covid Housing Program (CCHP) referrals.

The initial Agreement term was from November 1, 2021 through August 31, 2022.

This First Amendment will provide funding through August 31, 2023.

II.b. AIDS Foundation Houston Inc. (All Districts)

Category	Amount	Percent
Program	\$918,618.55	90.2%
Administration	\$100,000.00	9.8%
Total	\$1,018,618.55	100%

As of May 2022, AFH achieved 100% of their goal and expended approximately 55% of funding.

AFH began receiving funding through the City of Houston in 1994, and there were no findings on the annual compliance monitoring.

II.c. Spring Branch Community Health Center (All Districts)

An Ordinance authorizing a First Amendment to the Agreement between the City and Spring Branch Community Health Center (Spring Branch), Providing up to \$694,705.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds,

For Rapid Re-Housing case management services to an additional 150 households.

II.c. Spring Branch Community Health Center (All Districts)

Spring Branch's program continues to support the CCHP, serving Houston's vulnerable homeless residents impacted by COVID-19.

The initial Agreement term was from October 1, 2020, to March 31, 2022, and administratively extended through September 30, 2022.

This First Amendment will extend the Agreement to September 30, 2023.

II.c. Spring Branch Community Health Center (All Districts)

Category	Amount	Percent
Program	\$625,234.50	90.0%
Administration	\$69,470.50	10.0%
Total	\$694,705.00	100.0%

As of April 2022, Spring Branch has served 100% of their client goal per their original Agreement and spent 88% of their funding. Spring Branch began receiving funds through the City in 2020.

There were no findings on the last annual compliance monitoring.

III. Harvey Single Family Development Program

Olivia Bush, Division Manager

III. Hardy Yards LLC (District H)

An Ordinance authorizing an Agreement between the City of Houston and Hardy Yards LLC.,

Providing a \$15,800,000.00 land grant and a forgivable CDBG-DR17 loan of \$4,200,000.00, totaling \$20,000,000.00,

To develop infrastructure for a single-family development to be located at 850 Burnett Street in the Near Northside Complete Community.



III. Hardy Yards LLC (District H)

This project will be administered by HCD's Large Tract Division's – Hurricane Harvey Single Family Development Program (HSFDP) with the goal of increasing affordable single-family homeownership opportunities for households:

- Earning up to 80% Area Median Income (AMI) and
- Who were directly or indirectly impacted by Hurricane Harvey.

III. Hardy Yards LLC (District H)

Hardy Yards LLC will oversee the horizontal and vertical construction necessary to prepare lots for the new construction of 201 single-family homes, including 103 affordable homes.

Eligible homebuyers may receive up to \$135,000.00 in assistance to bridge the affordability gap between the homebuyer's secured fixed-rate mortgage and market-rate sales prices.



III. Hardy Yards LLC (District H)

Sources	Amount	Uses	Amount
CDBG-DR17 Land Grant	\$15,800,000.00	Land Acquisition	\$15,800,000.00
CDBG-DR17 Loan	\$4,200,000.00	Hard Costs	\$47,310,000.00
Home Sales	\$49,615,000.00	Site Work	\$4,000,000.00
		Soft Costs	\$2,505,000.00
Total:	\$69,615,000.00	Total:	\$69,615,000.00

This project is aligned with the City’s efforts to invest in create affordable housing opportunities for homebuyers in desirable neighborhoods throughout the City and the Complete Communities initiative.



III. Hardy Yards LLC (District H)

Project Name:	Hardy Yards	Project Address:	850 Burnett Houston, TX 77060
Project Type:	New Construction / Family	COH Request Amount:	\$20,000,000.00
Owner/ Developer:	Hardy Yards LLC	HCDD Source:	CBDG-DR 17

III. Hardy Yards LLC (District H)

Owner/ Developer	Hardy Yards LLC
General Contractor	TBD
Architect	TBD
Consultant	TBD
Lender	TBD
Investor	TBD



III. Hardy Yards LLC (District H)

Unit Type	Total Units	80% AMI*	Market Rate
Two Bedroom	78	39	39
Three Bedroom Plan A	51	27	24
Three Bedroom Plan B	72	37	35
Total	201	103	98

***Unit selection count subject to change; at least 51% of units reserved for 80% AMI homebuyers indirectly or indirectly impacted by Hurricane Harvey.**



III. Hardy Yards LLC (District H)

Amenities

Transit-oriented development*	Commercial/Retail Development
Play/Fitness Area	Walking Trails
Biking Accessibility & Bike Racks	Dog Park
Shaded Pavilion	

*Located adjacent to Burnett Transit Center

Proposed Retail Information	Dimensions
First Floor	5,000 Square Feet
Second Floor	2,500 Square Feet
Parking spaces	19

III. Hardy Yards LLC (District H)



III. Hardy Yards LLC (District H)



Proposed Site Plan – Subject to Change



III. Hardy Yards LLC (District H)



Project Site Aerial View



Downtown Skyline View of Site

III. Hardy Yards LLC (District H)



Proposed Design Facade – Subject to Change

III. Hardy Yards LLC (District H)



Bad Astronaut Brewery –
Opening Fall 2022



Commercial Space Concept Art

DIRECTOR'S COMMENTS

Keith W. Bynam, Director

Director's Comments

Intro/Agenda Overview

Keith W. Bynam, Director

CDBG-DR17 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

Item III.D HCD Financial Update (CDBG-DR 2017 Harvey Grant Update)

As of June 30, 2022

	Q2 2022 Benchmark	Submissions	Approvals	Remaining to Meet Benchmark
Admin	\$ -	\$ -	\$ -	\$ -
Buyout	\$ 25,110,000	\$ 30,425,522	\$ 30,318,672	\$ -
Economic Development	\$ 13,619,175	\$ 6,727,601	\$ 5,875,579	\$ 7,743,597
HoAP	\$ 61,638,157	\$ 40,473,147	\$ 36,268,743	\$ 25,369,413
Homebuyers	\$ 15,159,748	\$ 12,217,082	\$ 11,947,082	\$ 3,212,665
Multifamily	\$ 202,522,712	\$ 174,241,423	\$ 160,532,269	\$ 41,990,443
Planning	\$ 5,775,000	\$ 1,289,755	\$ 1,142,905	\$ 4,632,095
Public Services	\$ 18,000,000	\$ 14,765,344	\$ 14,741,247	\$ 3,258,753
Single Family	\$ 15,000,000	\$ 15,985,857	\$ 15,870,857	\$ -
Small Rental	\$ 6,250,000	\$ 297,948	\$ 297,948	\$ 5,952,052
Grand Total	\$ 363,074,792	\$ 296,423,677	\$ 276,995,303	\$ 92,159,018



Item III.D HCD Financial Update

(CDBG-DR 2017 Harvey Grant Update)

GLO Budget Update

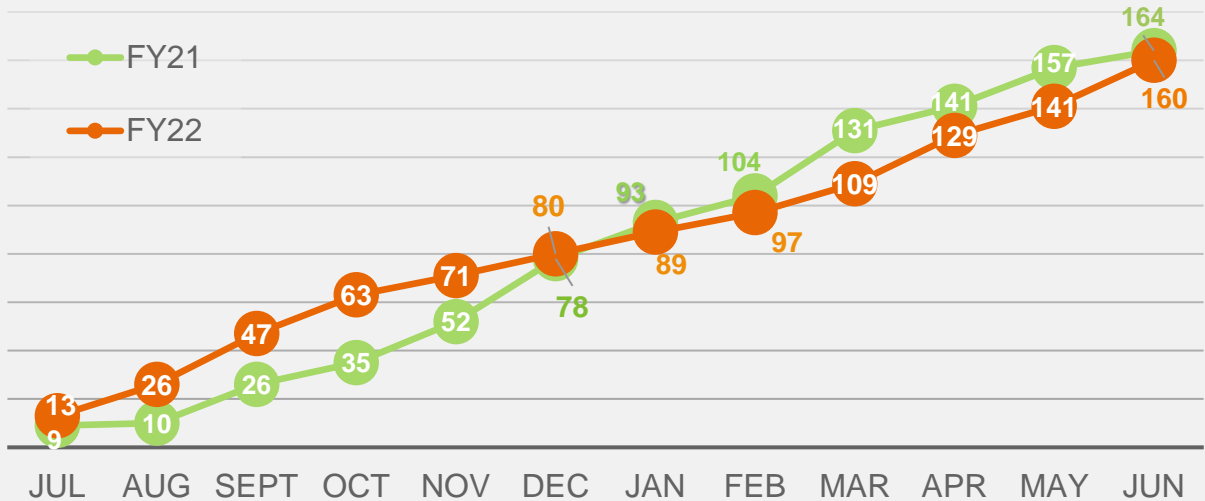
	Original Budget	Revised Budget	Reduction
Admin			\$ -
Buyout	\$ 55,800,000	\$ 55,800,000	\$ -
Economic Development	\$ 30,264,834	\$ 18,888,904	\$ 11,375,930
HoAP	\$ 33,688,328	\$ 18,381,000	\$ 15,307,328
Homebuyers	\$ 82,184,209	\$ 69,188,511	\$ 12,995,698
Multifamily			\$ -
Planning	\$ 23,100,000	\$ 23,100,000	\$ -
Public Services	\$ 60,000,000	\$ 20,000,000	\$ 40,000,000
Single Family	\$ 60,000,000	\$ 60,000,000	\$ -
Small Rental	\$ 25,000,000	\$ 12,943,423	\$ 12,056,577
Grand Total			\$ 91,735,533

HCD Production Report

Temika Jones, Assistant Director and CFO

Homebuyer Assistance Program

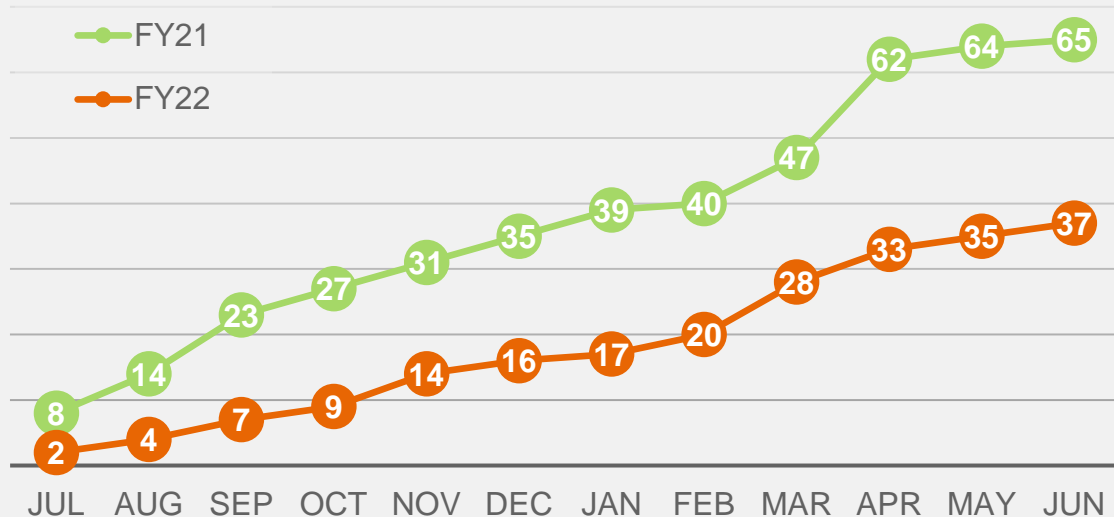
(Fiscal Year - cumulative totals)



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.

Other Programs

(Fiscal Year)



21

Projects under construction
Multifamily (FY22)

5

Projects completed
Multifamily (FY22)

10

Projects under construction
Public Facilities (FY22)

3

Projects completed
Public Facilities (FY22)



Other Programs

(Fiscal Year 2022)



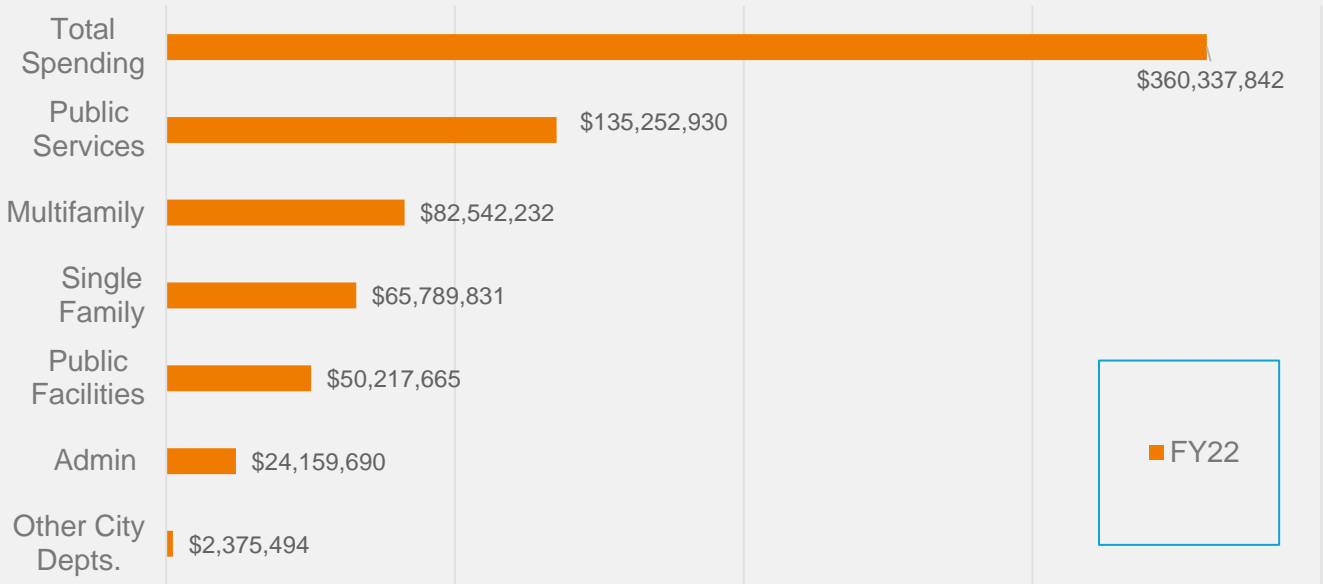
170,743

Persons Served

Public Services

As of May 2022

Spending by Program Area FY22 (as of June 2022)



Total spending: \$360,337,842

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

HCD

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



Update: Temenos Place

1703 Gray Houston, 77003 (District D)

27% Complete as of July, 2022

Total Number of Units: 94

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

Total Project Cost: \$32,596,735.00

HCD Funding: \$12,500,000.00

(HOME, Bond, CDBG DR-17, 4% HTC)

Developer: Temenos CDC

Update: Temenos Place 1703 Gray Houston, 77003 (District D)



Update: Sunrise Lofts

3103 McKinney, Houston, 77003 (District I)

47% Complete as of July, 2022

Total Number of Units: 89

Total Restricted Units: 87 (30% - 80% AMI)

Total Project Cost: \$27,790,053.00

HCD Funding: \$1,560,000.00 (HOME)

**Developer: Tejano Center for Community
Concerns**

Update: Sunrise Lofts

3103 McKinney, Houston, 77003 (District I)



Update: The Citadel

3345 Elgin, Houston, 77004 (District D)

34% Complete as of July, 2022

Total Number of Units: 74

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

Total Project Cost: \$25,089,743.00

HCD Funding: \$10,250,000.00 (CDBG DR-17)

Developer: Change Happens CDC

Update: The Citadel

3345 Elgin, Houston, 77004 (District D)



Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)

39% Complete as of July, 2022

Total Number of Units: 120

Total Restricted Units: 120 (30% - 80% AMI)

Total Project Cost: \$33,794,447.00

HCD Funding: \$13,200,000.00 (CDBG - DR17)

Developer: Houston Area CDC/New Hope Housing

Architect: Garcia Associates, Architects, LLC.

Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)



Update: Heritage Senior Residences

1102 Moy, Houston, 77007 (District H)

56% Complete as of July, 2022

Total Number of Units: 135

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

Total Project Cost: \$40,356,370.00

HCD Funding: \$14,350,000.00 (CDBG - DR17)

Developer: Ensemble Holdings, LLC.

Architect: Mucasey & Associates Architects

Update: Heritage Senior Residences 1102 Moy, Houston, 77007 (District H)



Single Family: Home Repair Program



Home Repair Program – Key Exchange Topping Street, 77093 (District B)



Home Repair Program – Key Exchange Topping Street, 77093 (District B)



For More Info on HCD's Projects...

<https://www.flickr.com/photos/houstonhcdd>

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hcdd@houstontx.gov



Comments & Questions

