



Housing and Community Affairs Committee

Committee Members

Mike Laster (Chair)
Jerry Davis
David W. Robinson
Richard Ngyuen

Robert Gallegos (Vice Chair)
Larry Green
Ed Gonzalez
Dwight Boykins

AGENDA

Tuesday, March 4, 2014 8:30 AM
City Hall Annex Council Chambers

Call to Order/Welcome Remarks- Council Member Mike Laster, Chair

I. Public Facilities and Economic Development

For review and possible authorization:

- a. An ordinance authorizing a contract amendment between the City of Houston and Houston Shifa Services Foundation to allocate \$200,000 in additional Community Development Block Grant funds for construction of a new Abused Women and Children's center located in District K.

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Christon Butler, Assistant Director

II. Disaster Recovery

For review and possible authorization:

- b. An Ordinance authorizing Amendment #8 to the Hurricane Ike Disaster Recovery Round 1 Contract, reinstating the Contract and extending the end of the Contract Period to 6/30/2014, adjusting the total number of Single Family Home Repair Program homes to 222, and reallocating \$556.90 in unused multifamily funds to the Single Family Home Repair Program

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- David Kim, Deputy Assistant Director

III. Commercial

For review and possible authorization:

- c. Resolutions: Approval of a Resolution of Support for 14 applicants for competitive 9% housing tax credits allocated by the Texas Department of Housing and Community Affairs
- d. Resolutions: Approval of a Resolution of No Objection for 11 applicants for competitive 9% housing tax credits allocated by the Texas Department of Housing and Community

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Eta Paransky, Assistant Director

IV. Public Comments

Action may be taken on any or all of the above items.

Committee meetings are open to the public.

For information about this committee, contact Jonny Flores 832.393.3015

V. Director's Comments

- Neal Rackleff, Director Housing and Community Development Department

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing a Contract Amendment between the City of Houston and Houston Shifa Services Foundation to allocate \$200,000 in additional Community Development Block Grant funds for construction of a new Abused Women and Children's center located in District K.		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 01/08/14	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: District K		
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: 03/27/13 – Ord No. 2013-0255		
RECOMMENDATION: Approve and authorize an Ordinance to amend the contract between the City of Houston and Houston Shifa Services Foundation for allocating additional \$200,000 in Community Development Block Grant funds for construction of a new Abused Women and Childrens center located in District K.				
Amount of Funding: \$200,000.00			Finance Budget:	
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund Community Development Block Grant (CDBG)				
SPECIFIC EXPLANATION: The Housing and Community Development Department requests Council approval to amend a Contract between the City of Houston and Houston Shifa Services Foundation. Through this amendment, the agency is requesting an additional \$200,000 in Community Development Block Grant funds (for a total grant of \$1,050,000) for the construction of a new Abused Women and Children's center located in District K. The additional funding is being requested to bridge the existing budget gap of \$400,000. The Shifa Foundation proposes the creation of a professionally operated, family support center to serve female and child victims of domestic violence and abuse. The Foundation's primary focus and mission is to ensure the health, emotional needs and well being of these victims by providing integrated social services in a safe and secure homelike setting. This facility will be vital to providing qualitative and comprehensive health care, social and safe house services to abused women and children. The Shifa Foundation estimates the new facility will serve 16 to 18 individuals (mothers and children) at any given time. The immediate goal is to provide stability and security to the family unit at risk. This facility is projected to annually serve 70 individuals who are victims of domestic abuse and family violence. The new facility will be an energy efficient, state-of-the-art facility. In addition to reducing the building's carbon footprint, this facility will provide ongoing utility savings and allow for continuous service in times of natural disasters. The original budget was projected by the Architect in early 2012. Since then, construction costs have increased significantly, especially in Texas due to a strong and vibrant construction market. As such, the existing budget is experiencing a shortfall of \$400,000 from the lowest bid. HCDD will allocate an additional \$200,000 in CDBG funds and the agency will provide matching \$200,000 from its own resources to bridge the budget shortfall. This item was presented to the Housing and Community Affairs Committee on March 4, 2014. Cc: City Attorney Mayor's Office City Secretary Finance Department				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

I.a.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing Amendment #8 to the Hurricane Ike Disaster Recovery Round 1 Contract, reinstating the Contract and extending the end of the Contract Period to 6/30/2014, adjusting the total number of Single Family Home Repair Program homes to 222, and reallocating \$556.90 in unused Multifamily funds to the Single Family Home Repair Program.		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 2/13/14	Agenda Date	
DIRECTOR'S SIGNATURE:		Council Districts affected: All		
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: Ord. #2009-0347 04/29/2009 Ord. #2010-0921 11/09/2010 Ord. #2011-0197 03/23/2011 Ord. #2011-0440 06/08/2011 Ord. #2012-0434 05/09/2012 Ord. #2012-1011 11/28/2012 Ord. #2013-0354 – 04/24/2013		
RECOMMENDATION: Approval of an Ordinance authorizing Amendment #8 to the Hurricane Ike Disaster Recovery Round 1 Contract, reinstating the Contract and extending the end of the Contract Period to 6/30/2014, adjusting the total number of Single Family Home Repair Program homes to 222, and reallocating \$556.90 in unused Multifamily funds to the Single Family Home Repair Program.				
Amount of Funding: \$556.90			Finance Budget:	
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund Disaster Recovery Hurricane Ike Round 1 (CDBG - DR)				
SPECIFIC EXPLANATION: This is an administrative matter. The Housing and Community Development Department (HCDD) recommends approval of Contract Amendment #8 to the Hurricane Ike Disaster Recovery (CDBG-DR) Round 1 grant contract with Texas General Land Office (GLO). Amendment #8 will (i) reinstate the Contract and extend the end of the Contract Period to 6/30/2014, (ii) adjust the total number of homes to be rehabilitated or reconstructed under the Single Family Home Repair Program to 222 and transfer the remaining 20 clients to the CDBG-DR Round 2 Single Family Home Repair Program, and (iii) reallocate \$556.90 in unused multifamily funds to the Single Family Home Repair Program. HCDD received approval from the GLO staff to pursue this amendment. HCDD published a 15-day public notice in the Houston Chronicle on Tuesday, November 5, 2013. To date, no comments have been received. HCDD presented this item to the Housing and Community Affairs Committee on March 4, 2014. NR:BS:PC cc: City Secretary Legal Department City Attorney Finance Department				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

IL.b.

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

14 – Support

SUBJECT: Approval of a Resolution of Support for fourteen applicants for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Category # Page 1 of 2 Agenda Item #

FROM: Neal Rackleff, Director
Housing and Community Development
Origination Date: 2/18/2014
Agenda Date:

DIRECTOR'S SIGNATURE:
Council District affected: A, B, D, H, I, K

For additional information contact: Stephen Tinnermon
Phone: 713-868-8448
Date and identification of prior authorizing Council action: N/A

RECOMMENDATION: Approval of a Resolution of Support for fourteen applicants for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA).

Amount of Funding: None
Finance Budget:

SOURCE OF FUNDING [] General Fund [] Grant Fund [] Enterprise Fund
No Funding Required

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of Resolutions of Support for fourteen (14) applicants and their projects to the Texas Housing Tax Credit (HTC) program. The developments are:

<u>Project Name</u>	<u>Project Address</u>	<u>Developer</u>	<u>Council District</u>
Avenue terraces	4300 Irvington Blvd.	Avenue CDC	H
Bayou Fifth	Various sites – Bringham & Hare	Frank Liu	B
Belfort Park	4135 Belfort	Odyssey Residential	K
Cleme Manor	5300 Coke	NHP Foundation	H
Cypress Creek at Wayside	NW corner S. Wayside & Beltway 8	Bonner Carrington	D
Greater South	Various sites – Cullen & Loop 610	Frank Liu	D
NHH at Reed	2620 Reed Road	New Hope Housing	D
NHH at Telephone	3852 Telephone	New Hope Housing	I
Palm Parque	5330 Griggs Road	ReWard 3 rd Ward	D
Rushcreek Oaks Ranch	1100 block of Hugh St.	Hettig-Kahn	B
Selinsky Street	6013 Selinsky	ReWard 3 rd Ward	D
Village on Harvest Time	SE Corner Imperial Valley & Harvest Time	Itex	B
Women's Home Phase II	7600 Hammerly	Covenant Development	A
Tidwell Lakes Ranch	14500 block of Tidwell	Hettig-Kahn	ETJ

Even though numerous HTC applications have been submitted to TDHCA, the amount of available HTCs is very limited. Only two to four developments are typically funded each year in Houston.

In 2013 the Texas Legislature dramatically changed the HTC program to give cities the unprecedented discretion to determine whether or not applicants will receive a significant number of points in the competitive 9% tax credit program. The governing body of each municipality may choose to provide (1) a Resolution of Support for 17 points, (2) a Resolution of No Objection for 14 points, or (3) no resolution at all for zero points for proposed HTC sites within its jurisdiction. Since this is the second highest category of points in the state's competitive process for awarding HTCs, cities can now significantly impact which HTC proposals may be approved within their boundaries.

TDHCA has given cities very little time to review the applications and issue the respective resolutions. TDHCA requires these resolutions by April 1, 2014. HCDD did not have information available to review until late January 2014. HCDD then asked the applicants to provide their requests for these resolutions by February 10, 2014. In order to meet the state mandated schedule, HCDD reviewed these proposed resolutions before the Housing and Community Affairs Committee on March 4, 2014. It will not be known which, if any, of these projects will receive HTCs until the end of July 2014 when awards are announced at the TDHCA board meeting.

III.c.

Only preliminary information is available regarding the applications. Therefore, HCDD has not underwritten these projects for financial viability, but rather reviewed them to determine only if they meet the overall community development policy objectives of the City. Given (a) the Mayor's priority to solve chronic homelessness, (b) the intense planning process in which HCDD engaged to develop community revitalization areas and outreach areas where the second round of disaster recovery funds from the State would jumpstart neighborhood revitalization and (c) community feedback regarding the significant unmet need for large families, we recommend that proposed projects receive a Resolution of Support if they include one of the following elements:

- Permanent Supportive Housing (PSH) units for the homeless;
- Location in the Community Revitalization Areas (CRA's) established by the City to further achieve comprehensive revitalization in targeted communities; or
- Four or more bedroom units that provide housing to large families.

Any proposed project that (i) does not include one of the aforementioned elements and (ii) is located within the City of Houston will receive a Resolution of No Objection. Each of the fourteen (14) previously described projects received by HCDD qualify for 17 points under these criteria.

The details of these resolutions were presented to the Housing and Community Affairs Committee on March 4, 2014.

Cc: City Secretary
Finance Department
Legal Department
Mayor's Office

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

SUBJECT: Approval of a Resolution of No Objection for eleven applicants for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Category # Page 1 of 2 Agenda Item #

FROM: Neal Rackleff, Director
Housing and Community Development **Origination Date** 2/18/2014 **Agenda Date**

DIRECTOR'S SIGNATURE: **Council District affected:** A, D, F, H, I

For additional information contact: Stephen Tinnermon
Phone: 713-868-8448 **Date and identification of prior authorizing Council action:** N/A

RECOMMENDATION: Approval of a Resolution of No Objection for eleven applicants for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA).

Amount of Funding: None **Finance Budget:**

SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund
No Funding Required

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of Resolutions of No Objection for eleven (11) applicants and their projects to the Texas Housing Tax Credit (HTC) program. The developments are:

<u>Project Name</u>	<u>Project Address</u>	<u>Developer</u>	<u>Council District</u>
Auden Village	NE corner FM 529 & Greenhouse	Mark-Dana Corp	A
Catalon	Queenston Blvd. & Coventry Park	MGroup	A
East End Lofts	3300 Harrisburg	Mark-Dana Corp	H
Forestwood Lodge	6501 Purple Sage	Blazer Building	A
Greens at Brentford	SW corner Beechnut & Brentford	Kilday Operating LLC	ETJ
Hurstbourne Crossing	NW corner Oates & Interstate 10	Dischinger Development	I
Lafayette Park	10500 block of Synott	William Henson	F
Lodge at Huffmeister	Huffmeister & Shaft Road	Blazer Building	ETJ
Monarch	8500 S. Sam Houston Pkwy East	MGroup	D
Paddock at the Bayou	Beltway 8 & Old Chocolate Bayou	Dischinger Development	D
Seminole Ridge	W. Bellfort east of Synott	Picerne Affordable Development	F

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Only preliminary information is available regarding the applications. Therefore, HCDD has not underwritten these projects for financial viability, but rather reviewed them to determine only if they meet the overall community development policy objectives of the City. Given (a) the Mayor's priority to solve chronic homelessness, (b) the intense planning process in which HCDD engaged to develop community revitalization areas and outreach areas where the second round of disaster recovery funds from the State would jumpstart neighborhood revitalization and (c) community feedback regarding the significant unmet need for large families, we recommend that proposed projects receive a Resolution of Support if they include one of the following elements:

- Permanent Supportive Housing (PSH) units for the homeless;
- Location in the Community Revitalization Areas (CRA's) established by the City to further achieve comprehensive revitalization in targeted communities; or
- Four or more bedroom units that provide housing to large families.

Any proposed project that (i) does not include one of the aforementioned elements and (ii) is located within the City of Houston will receive a Resolution of No Objection. The eleven (11) previously described projects received by HCDD qualify for 14 points under these criteria.

The details of these resolutions were presented to the Housing and Community Affairs Committee on March 4, 2014.

Cc: City Secretary
 Finance Department
 Legal Department
 Mayor's Office

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
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