

# Housing and Community Affairs Committee

#### Committee Members

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

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

#### **AGENDA**

Tuesday, February 17, 2015 10:00 AM City Hall Chambers

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

#### I. Public Services

For review and possible authorization:

- a. <u>AIDS Foundation Houston</u> (All District) An Ordinance authorizing a first contract amendment between the City of Houston and AIDS Foundation Houston, providing \$839,340.18 in HOPWA funds to operate and maintain four multi-unit residential facilities with supportive services for low-income and/or homeless person living with HIV/AIDS
- b. A Caring Safe Place Transitional Housing (District B) An Ordinance authorizing a first contract amendment between the City of Houston and A Caring Safe Place Inc., providing \$414,220.21 in HOPWA funds to operate and maintain a transitional housing community residence (with supportive services) for low-income and/or homeless persons living with HIV/AIDS
- c. A Caring Safe Place Permanent Housing (District B & H) An Ordinance authorizing a first contract amendment between the City of Houston and A Caring Safe Place Inc., providing \$188,946 in HOPWA funds to operate and maintain a single-room-occupancy (SRO) community residence (with supportive services) for low-income and/or homeless persons living with HIV/AIDS

- d. AIDS Coalition of Coastal Texas, Inc. (District None) An Ordinance authorizing a first contract amendment between the City of Houston and AIDS Coalition of Coastal Texas, Inc., providing \$370,461 in HOPWA funds for the administration and operation of an emergency rental assistance program with supportive services for low-income persons living with HIV/AIDS
- e. The Montrose Center (District C) An Ordinance authorizing a first contract amendment between the City of Houston and The Montrose Center, providing \$982,496.21 in HOPWA funds for the administration and operation of an emergency rental assistance program with supportive services for low-income persons living with HIV/AIDS
- f. Association for the Advancement of Mexican Americans (All Districts) An Ordinance authorizing the use of \$196,500 in federal HOPWA funds for a first contract amendment between the City of Houston and the Association for the Advancement of Mexican Americans for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS
- g. Goodwill Industries of Houston (All Districts) An Ordinance authorizing the use of \$150,000 in federal HOPWA funds for a first contract amendment between the City of Houston and Goodwill Industries of Houston for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS
- h. <u>Houston Volunteer Lawyers</u> (District I) An Ordinance authorizing a first contract amendment between the City of Houston and Houston Volunteer Lawyers Program Inc., providing \$200,000 in HOPWA funds for legal services for low-income persons living with HIV/AIDS

#### Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Melody Barr, Administration Manager

### II. Planning & Grants Management

For review and possible authorization:

a. <u>DR2 Community Revitalization Areas as Priority Revitalization Area</u> (Districts B, D, H)
 A Resolution to adopt the Disaster Recovery Round 2 Community Revitalization Areas as priority revitalization areas for Housing Tax Credit investment by the State of Texas

#### Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Veronica Chapa, Deputy Director

#### III. Multi Family

For review and possible authorization:

- a. <u>Heights Tower Loan Agreement</u> (District C) An Ordinance approving a new senior loan that will be in a superior lien position to HCDD's current loan
- b. Independence Heights Apartments (Districts H) An Ordinance authorizing up to \$750,000 via an interlocal loan agreement between the City of Houston and Houston Housing Authority for site acquisition to construct Independence Heights Apartments, a 200-unit affordable housing community located at 8606 North Main Street
- c. Allen Parkway Village Upgrades (District C) An Ordinance authorizing a \$450,000 interlocal loan agreement between the City of Houston and Houston Housing Authority for improvements to The Historic Oaks of Allen Parkway Village, a 500-unit public housing complex located at 1600 Allen Parkway
- d. Cleme Manor Preferred Project Tax Credit Resolution (District B) A Resolution "explicitly identifying Cleme Manor Apartments as contributing most significantly to the concerted revitalization efforts of the City," a designation which will allow Cleme Manor Holdings, LLC, to gain additional points in its application for 9% tax credits
- e. Cleme Manor Funding Commitment Tax Credit Resolution (District B) A Resolution confirming the City's conditional commitment to Cleme Manor Apartments of \$4,260,000 in Disaster Recovery Round 2 funds, \$3,000,000 of which was previously approved by City Council and a future \$1,260,000 contingent upon Cleme Manor Holdings, LLC, securing Low Income Housing Tax Credits

#### Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Joel North, Deputy 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

Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION 15-AFH / HOPWA SUBJECT: An Ordinance authorizing a first contract amendment between the City of Agenda Item Page Houston and AIDS Foundation Houston, providing \$839,340.18 in HOPWA funds to 1 of 1 operate and maintain four multi-unit residential facilities with supportive services for lowincome and/or homeless person living with HIV/AIDS FROM: **Origination Date Agenda Date** Neal Rackleff, Director 1/28/2015 Housing and Community Development Department DIRECTOR'S SIGNATURE: **Council District affected:** All Districts For additional information contact: Stephen Tinnermon Date and identification of prior authorizing Council Phone: 832-394-6261 action: 4/23/2014:2014-339 RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and AIDS Foundation Houston, providing \$839,340.18 in HOPWA funds to operate and maintain four multi-unit residential facilities with supportive services for low-income and/or homeless person living with HIV/AIDS **Amount of Funding: Finance Budget:** \$839,340,18 **SOURCE OF FUNDING** ] General Fund [X] Grant Fund [ ] Enterprise Fund Housing Opportunities for Persons With AIDS (HOPWA) **SPECIFIC EXPLANATION:** The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and AIDS Foundation Houston providing HOPWA funds to finance the operation of four multi-unit residential facilities for persons living with HIV/AIDS. The City will grant AIDS Foundation Houston up to \$839,340.18 in HOPWA funds. The project's scope of work provides permanent housing and support services to a minimum of 111 unduplicated low-income persons living with HIV/AIDS. Supportive services include, but are not limited to, case management, life skills training, nutritional services, substance abuse, and mental health counseling. Operating costs include property management, utilities, property insurance and other related costs. The City provides approximately 89% of the budget for this program, while the remaining 11% is provided by other funding sources. Category **Total Contract Amount** Percent Administrative \$59,465.18 7% Supportive Services \$200,000.00 24% Operating \$579,875.00 69% Total \$839,340,18 100% HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. AIDS Foundation Houston was one of the agencies selected. The RFP was for fiscal year 2014 with a one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from May 1, 2015 through April 30, 2016. AIDS Foundation Houston has received HOPWA funding through the City of Houston for various contracts since 1994. This item was reviewed by the Housing & Community Affairs Committee on February 17, 2015. NR:JN:EP:MNB:KS Legal Department Mayor's Office City Secretary Finance Department REQUIRED AUTHORIZATION Finance Director:

Other Authorization:

# TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SOBJECT: All	Ondinger of the set of			13-Cai III	g/Transit	
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Houston and A	Caring Safe Place Inc	., providing \$414,220.21 in	HOPWA funds to	10	f1	#
operate and ma	aintain a transitional h	ousing community residence	(with supportive			"
Services) for low-	income and/or nomeless	s persons living with HIV/AIDS				
FROM:			Origination Da	te	Agenda	Date
Neal Rackleff, D			1/22/20	15		
Housing and Co	mmunity Development D	Department	1/22/20	10		
DIRECTOR'S SIG	NATURE:		Council Distric	t affected:	I	
					rict B	,
For additional in	formation contact: Ste	ephen Tinnermon	Date and ident			thorizing Council
	Phone: 83		action:			
RECOMMENDAT			action:	4/9/2014	; 2014-02	.92
Caring Safe Plac	ce Inc. providing \$414	Ordinance authorizing a first	contract amendmen	t between	the City o	f Houston and A
residence (with s	unnortive services) for to	220.21 in HOPWA funds to w-income and/or homeless po	operate and maint	ain a trans	itional hou	using community
Amount of Fund	ing.	w-income and/or nomeless pr	rsons living with HIV	MAIDS		
, and an early		\$444 220 04			Finance	Budget:
		\$414,220.21				
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		, concratt and	A J Grant Fund	L	] Enterpr	rise runa
	Housin	g Opportunities for Person	s With AIDS (HOP)	(VA)		
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SPECIFIC EXPLAN						
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housing commun	nity residence for person	s living with HIV/AIDS.	101711111111111111111111111111111111111	idiroo tiig t	operation	or a transitional
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housing and supr	nortive services to a mini	c. up to \$414,220.21 in HOPV	/A funds. The project	t's scope o	f work pro	vides transitional
history of chemic	al and/or alcohol depend	mum of 30 low-income and/o	nomeless persons	living with F	IIV/AIDS,	who also have a
management ho	using information and r	ency. Supportive services inc	ude substance abus	e and men	tal health	counseling, case
Operating costs	include property mans	eferral assistance, life skills	raining, job search	assistance	e, and nut	ritional services.
approximately 64	% of the budget for this r	agement, utilities, property program, while the remaining :	nsurance and other	r related	costs. Th	e City provides
11	in a min badgat for this p	orogram, withe the remaining .	o% is provided by o	tner tunding	g sources.	
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	Administrative Supportive Services	100	\$28,291.50	6.83	3%	
	Administrative Supportive Services Operating		\$28,291.50 \$237,963.71	6.83 57.4	3% 5%	
	Administrative Supportive Services		\$28,291.50 \$237,963.71 \$147,965.00	6.83 57.4 35.7	3% 5% 2%	
	Administrative Supportive Services Operating		\$28,291.50 \$237,963.71	6.83 57.4 35.7	3% 5% 2%	
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	Administrative Supportive Services Operating Total  I a Request for Proposa	als (RFP) for fiscal year 2014	\$28,291.50 \$237,963.71 \$147,965.00 <b>\$414,220.21</b> and 2015 HOPWA	6.83 57.4 35.7 100.4	3% 5% 2% 00% A Caring	
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**TO:** Mayor via City Secretary

## **REQUEST FOR COUNCIL ACTION**

15-Caring/Permanent HOPW

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		first contract amendmen			Pag	ge	Agenda Item
		roviding \$188,946 in HO			1 of	f <b>1</b>	#
		(SRO) community resid		ortive			
FROM:	ncome and/or nomeless	persons living with HIV/A	Originat	on Date		Agenda	Data
Neal Rackleff, Di	roctor		-			Agenua	Date
	nmunity Development Do	enartment	1	/22/2015	5		
DIRECTOR'S SIGN		sparanone	Council	District a	ffected:		
					District	В&Н	
For additional in	formation contact: Ste Phone: 832	•	Date and		ication of 1/9/2014	•	horizing Council
PECOMMENDAT		dinance authorizing a firs	1				
Caring Safe Place	e Inc., providing \$188,94	6 in HOPWA funds to opvices) for low-income and	erate and maintai	n a single	e-room-oc	cupancy	
Amount of Fund						Finance	Budget:
		\$188,946					
SOURCE OF FUN	DING [	] General Fund	[ X ] Grant F	ınd	[	] Enterp	rise Fund
	Housin	g Opportunities for Pe	rsons With AIDS	(HOPW	<b>A</b> )		
SPECIFIC EXPLAN	IATION:						
between the City Room-Occupand The City will gran housing and supp history of chemics support groups, j benefits and serventers the project	y of Houston and A Ca by (SRO) community resign at A Caring Safe Place In portive services to a mini- al and/or alcohol depend- tiob search assistance and vices. Residents at the fact of the with at least 30 days of	ment Department (HCI ring Safe Place Inc. pro idence for persons living nc. up to \$188,946 in HCI mum of 15 low-income a ency. Supportive service acility have been stabilized for sobriety from alcohol	viding HOPWA f with HIV/AIDS. DPWA funds. The nd/or homeless pos include case ma ace in gaining acceded prior to progra and/or drugs. Op	project's ersons liven agementers to longer entry.	finance the scope of ving with heart, substance, state Stabilizate costs included	ne operate work production from the contract of the contract o	ovides permanent who also have a counseling, HIV deral government tes that the client rty management,
	provided by other funding	red costs. The City providing sources.	es approximately	49% OF U	ne buaget	t for this p	rogram, while the
	Cate	gory	Total Contract A	mount	Per	cent	
	Administrative		\$12	500.35	6.6	2%	
	Supportive Services						
	Operating		\$59	843.00		57%	
	Operating			843.00 602.65	31.6 61.7		
	Total		\$116		31.6 61.7		
was one of the a Ordinance will g received HOPW/ This item was rev NR:JN:EP:MNB: cc: Legal Depa Mayor's Of	Total  d a Request for Proposing gencies selected. The Frant the one-year renew A funding through the Citiviewed by the Housing & KS  artment fice	als (RFP) for fiscal year 2 RFP was for fiscal year 2 val period from April 1, 3 ty of Houston for various & Community Affairs Con	\$116 \$188 2014 and 2015 I 014 with a one-y 2015 through Ma contracts since 1	602.65 946.00 HOPWA ear renew rch 31, 2	31.6 61.7 100. contracts wal option 2016. A C	71% 00% . A Caring	year 2015. This
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10: Mayor via City Secretary	K	EQUEST FOR COUNCIL	. ACHON	1	$\cdot \varphi$ .		
					15-ACCT/	HOPWA	
SUBJECT: An Ordinance authorizing				Page		Agenda Item	
Houston and AIDS Coalition of Co	astal	Texas, Inc., providing \$370	,461 in HOPWA	1 of 1		#	
funds for the administration and	ope	ration of an emergency re	ental assistance				
program with supportive services for							
FROM:			Origination D	ate	Agenda l	Date	
Neal Rackleff, Director			1/28/	2015			
Housing and Community Developm	ent D	epartment	17207	2015			
DIRECTOR'S SIGNATURE:			Council Distri	cts affected:			
				N/	Α		
For additional information contact	: Ste	phen Tinnermon	Date and idea	ntification of	orior autho	rizing Council	
Phone	: 832	2-394-6261	action: 4/16/	5/2014; Ord. No. 2014-0321			
<b>RECOMMENDATION:</b> Approval of	an Or	dinance authorizing a first c	ontract amendme	nt between the	City of Ho	ouston and AIDS	
Coalition of Coastal Texas, Inc., pro	ovidin	g \$370,461 in HOPWA fund	ls for the administ	ration and ope	eration of r	ental assistance	
programs (with supportive services							
Amount of Funding:					Finance	Budget:	
		\$370,461.00					
SOURCE OF FUNDING	[	] General Fund	[ X ] Grant Fund	[	] Enterpri	se Fund	
Housing Opportunities for Persons With AIDS (HOPWA)							
SPECIFIC EXPLANATION:	-						
The Housing and Community Deve the City of Houston and AIDS Coa provides (1) Tenant-Based Rental (3) Supportive Services for persons	alition Assis	of Coastal Texas, Inc. (AC tance (TBRA); (2) Short-Ter	CT) to finance th	e operation of	f a HOPW	A project, which	
The City will grant ACCT up to \$37	0,46	1 to provide TBRA, STRMU	, and supportive	services to a i	minimum o	f 65 low-income	

households. The City of Houston is the HOPWA Program administrator for multiple areas, which includes the counties of Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller. 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. Services will be provided as follows: (1) TBRA for 25 households, (2)

STRMU for 35 households, and (3) permanent housing placement services for 5 households living with HIV/AIDS. Supportive services include case management, permanent housing placement services, nutritional and transportation services.

Category	Contract Amount	Percent
Administrative	\$25,930	7%
Supportive Services	\$78,000	21%
TBRA	\$195,000	53%
STRMUA	\$71,531	19%
Total	\$370,461	100%

HCDD conducted a Request for Proposals (RFP) for fiscal years 2014 and 2015 HOPWA contracts. ACCT was one of the agencies selected. The RFP was for program year 2014, with an additional one-year renewal option for program year 2015. This Ordinance will grant the one-year renewal period. The amendment provides funding for a 12-month period from May 1, 2015 - April 30, 2016. ACCT has received HOPWA funding through the City of Houston for various contracts since 2006.

The Housing and Community Affairs Committee reviewed this item on February 17, 2015.

NR:JN:EP:MNB:AB

CC: Legal Department

Mayor's Office City Secretary Finance Department

REQUIRED AUTHORIZATION					
Finance Director:	Other Authorization:	Other Authorization:			

TO: Mayor via City Secretary

## REQUEST FOR COUNCIL ACTION

I.E.

					15-Mon	trose/ F	IOPWA
SUBJECT: An Ordi	nance authorizing a firs	t contract a	mendment betwe	en the City of	Page		Agenda Item
Houston and The	Montrose Center, provid	ding \$982,4	96.21 in HOPWA	funds for the	1 of 1		#
administration and	d operation of an em	ergency re	ental assistance	program with			
	s for low-income person	s living with	HIV/AIDS			,	
FROM:				Origination [	ate	Agenda	a Date
Neal Rackleff, Dire				1/23	2015		
	munity Development De	partment					
DIRECTOR'S SIGNA	ATURE:			Council Distr	icts affected:		
					Distri	ct C	
For additional info	ormation contact: Steph	nen Tinnerm	non	Date and ide	ntification of p	rior autl	horizing Council
	Phone: 832-3				<b>/2014;</b> Ord. No		
RECOMMENDATION	ON: Approval of an Ord	inance auth	orizina a first con				
Montrose Center r	providing \$982,496.21 in	n HOPWA f	funds for the adm	inistration and	oneration of r	ental acc	ristance programs
(with supportive se	ervices) for individuals ar	nd families	affected by HIV/A	IDS.	operation of the	ciitai ass	sistance programs
Amount of Fundin					······································	Finance	e Budget:
		\$982,496.	21				o baagoti
SOURCE OF FUND	ING [ ]	General F		( ] Grant Fund	Г Г	1 Cabaaa	utda Frank
SOUNCE OF FORD		General F	una į /	K j Grant Fund	[	] Enterp	rise Fund
	Housing	g Opportun	ities for Persons	With AIDS (HO	PWA)		
SPECIFIC EXPLANA					•		
The Housing and (	Community Developmen	nt Departme	ent (HCDD) recom	imends approv	al of a first con	tract am	endment between
the City of Housto	n and The Montrose C	enter (Mon	trose) to finance	the operation	of a HOPWA p	project, v	vhich provides (1)
renant-Based Re	ntal Assistance (TBRA	A); (2) Sho	rt-Term Rent, M	ortgage, and	Utilities Assis	tance (S	STRMU); and (3)
Subboune Service	es for persons living with	HIV/AIDS.					
The City will grant	Montroes un to 6000 41	06 04 to	TDDA OTD	N. 81. 1			
income household	Montrose up to \$982,49	96.21 to pro	OVIGE IBRA, SIR	MU, and supp	ortive services	to a min	imum of 225 low-
becoming homeles	s. Through its rental as ss obtain emergency ar	nd/or nerm	ograms, wontrose	e provides rent	al subsidies to	neip pan	ticipants at risk of
placement services	s (PHPS), case manage	ement profe	sincint nousing as	a and other cu	nuose aiso pro	vides pe	rmanent nousing
	o (i i ii o), outo munago	mont, prote		g and other su	pportive servic	C3.	
	Category		First Amenda	nent	Percent		
ţ	Administrative			496.21		5.85%	
	Supportive Services			7,084.05		1.97%	
	Supportive Services -	DHDS					
	TBRA	PHFS		7,915.95		2.84%	
				,000.00		5.45%	
	STRMU			,000.00	50	0.89%	
		Total	\$982	,496.21	100	0.00%	
					<u>-</u>		
HCDD conducted	a Request for Proposal	Is (RFP) for	fiscal years 2014	4 and 2015 H	PWA contract	s. Mont	rose was one of
the agencies selection	cted. The RFP was for	r program v	ear 2014, with an	additional on	e-vear renewal	ontion f	or program year
2015. This Ordina	ance will grant the one-y	year renewa	al period. The am	endment provi	des fundina fo	r a 12-mi	onth period from
May 1, 2015 – Ap	oril 30, 2016. Montrose	e has receiv	ed HOPWA fund	ing through th	e City of Hous	ton for v	arious contracts
since 2012.							
The Housing and	Community Affilia		1.41 * **				
ine nousing and	Community Affairs Com	mittee revie	wed this item on	February 17, 2	015.		
NR:JN:EP:MNB:A	R						
TATAORILI JIND.A	U						
cc: Legal Dep	artment						
Mayor's O							
City Secre	tary						
	epartment						
		REOU	JIRED AUTHORIZ	ZATION			
Finance Director:		Other Auth			Other total of	A1	
Director.		Other Autr	iorization:		Other Authoriza	ition:	

REQUEST FOR COUNCIL ACTION TO: Mayor via City Secretary 15-AAMA (HOPWA) SUBJECT: An Ordinance authorizing the use of \$196,500 in federal HOPWA funds Category # Agenda Item # Page for a first contract amendment between the City of Houston and the Association for 1 of 1 the Advancement of Mexican Americans for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS FROM: **Origination Date Agenda Date** Neal Rackleff, Director Housing and Community Development Department 1/30/15 **DIRECTOR'S SIGNATURE:** Council District(s) affected: For additional information contact: Stephen Tinnermon Date and identification of prior authorizing Phone: 832-394-6261 Council action: 3/5/14: 2014-0181 RECOMMENDATION: Approval of an Ordinance authorizing the use of \$196,500 in federal HOPWA funds for a first contract amendment between the City of Houston and the Association for the Advancement of Mexican Americans for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS Amount of Funding: Finance Budget: \$196.500 SOURCE OF FUNDING 1 General Fund [ X ] Grant Fund ] Enterprise Fund Housing Opportunities for Persons With AIDS (HOPWA) SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and the Association for the Advancement of Mexican Americans to finance the administration of a HOPWA supportive services program. The City will grant the Association for the Advancement of Mexican Americans \$196,500 to administer a supportive services program for 65 HOPWA-eligible households. Supportive services include: (1) child care, (2) counseling, (3) case management, (4) life skills training, (5) job search assistance and (6) nutritional services. HOPWA funds are providing 55% of the cost of this program. Category **Total Contract Amount** Percent Administrative \$13,750 7% Supportive Services \$182,750 93% Total \$196,500 100% HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 for HOPWA contracts, with a one-year renewal at the City's option. The Association for the Advancement of Mexican Americans was one of the providers selected. This first contract amendment provides funding for the one-year renewal period. The renewal period is from April 1, 2015 - March 31, 2016. The Association for the Advancement of Mexican Americans began receiving HOPWA funds through the City in 2014. The Housing and Community Affairs Committee reviewed this item on February 17, 2015. NR:JN:EP:MNB:RLJ CC: Legal Department Mayor's Office City Secretary Finance Department

REQUIRED AUTHORIZATION					
Finance Director:	Other Authorization:	Other Authorization:			

TO: Mayor via City Secretary

# REQUEST FOR COUNCIL ACTION

I.G.

CUR IECT.	An Ordina			15-Good	will (HOP	WA)
i for a first cor	ntract amendment between the administration of a HOPWA	e use of \$150,000 in federal HOPWA e City of Houston and Goodwill Indus supportive services program for indi	tries of viduals	Category #	Page 1 of 1	Agenda Item #
	# Director		Origin	ation Date	Agenda	Date
Neal Racklef	T, Director					
DIRECTOR'S	Community Development De S SIGNATURE:		1/30/15			
J.KEOTOK.	S SIGNATURE.		Counc	il District(s) a		
F					All	
	al information contact: Step Phone: 832-3	394-6261	Counc		5/14; 2014	4-0182
programme:	between the City of Houston andividuals affected by HIV/AII	Ordinance authorizing the use of \$150 and Goodwill Industries of Houston foods	0,000 in or admin	federal HOPV istration of a H	VA funds f OPWA su	or a first contract pportive services
Amount of F	runding:	\$150,000			Finance	Budget:
0011707						
SOURCE OF	FUNDING	] General Fund [X	] Gran	Fund	[ ] [	Enterprise Fund
	Housing	g Opportunities for Persons With A	IDS (H	OPWA)		
SPECIFIC EX	XPLANATION:					
services prog	pram.   grant Goodwill \$150,000 to	nt Department (HCDD) recommends es of Houston to finance the admin	istration	and operation	n of a HO	PPWA supportive
Houston will readiness trai (2) counseling	provide information and initing, and 100 clients placed in	al assessment services to 200 qua nto competitive employment. Suppor fe skills training. (5) job search assists	PWA-el lified in	igible clients a dividuals, with	nd their fa 120 clien	amilies. Goodwill ats receiving job
	Category	Total Contract Amount		Percent		1
	istrative	\$0	<del>-  </del>	/ CICCIII	0%	1
	rtive Services	\$150,000	_		100%	1
Total		\$150,000			100%	<u> </u>
one-year rene	ewal period. The renewal peri	(RFP) for fiscal year 2014 for HOPW, one of the providers selected. This find is from April 1, 2015 – March 31, 2 ving HOPWA funds through the City is	irst cont 2016.	ract amendme	e-year rene nt provide:	wal at the City's s funding for the
		nittee reviewed this item on February				
NR:JN:EP:M		,	,			
Mayo City S	Department r's Office Secretary ce Department					
Finance Directo	DMI.	REQUIRED AUTHORIZATION				
Directe	и.	Other Authorization:	0	ther Authorizati	ion:	

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

					13-HAFE	The state of the s
SUBJECT: All	Ordinance authorizing a f	irst contract amendment	between the City	/ of	Page	Agenda Item
Houston and Ho	uston Volunteer Lawyers	Program Inc., providing	<b>\$200,000</b> in HOP	WA	1 of 1	#
	rvices for low-income pers	sons living with HIV/AIDS				
FROM:			Originatio	n Date	Agend	a Date
Neal Rackleff, D	irector		1/2	2/2015		
Housing and Co	mmunity Development De	partment	1/2	2/2015		
<b>DIRECTOR'S SIG</b>			Council Di	strict affect	ed:	
					District I	
For additional in	formation contact: Step	hen Tinnermon	Date and i			uthorizing Council
	Phone: 832-				•	•
DECOMMENDAT			action:		014 ; 2014-0	
RECOMMENDAT		rdinance authorizing a fi	rst contract amer	idment betv	een the Cit	y of Houston and
Housion volunte	er Lawyers Program Inc.,	providing \$200,000 in Ho	OPWA funds for le	egal services	for low-inco	ome persons living
with HIV/AIDS	•					
Amount of Fund	ing:				Finance	e Budget:
		\$200,000				
SOURCE OF FUN	DING [ ]	General Fund	I V 1 Count Food			
SOURCE OF TOR	<u>Dirto</u>	General rund	[ X ] Grant Fun	ia	[ ] Enter	orise Fund
	Housing	Opportunities for Pers	ons With AIDS (F	10PWA1		
		opportunited for 1 cra	ons with AIDS (I	ior iia,		
SPECIFIC EXPLAI	NATION:					
The Housing a	nd Community Develops	nont Donortment (UCDE	N ====================================			
hetween the City	nd Community Developm	Volunteer Laurier Dree	י) recommends a	approval of	a first conf	ract amendment
income persons	y of Houston and Houston living with HIV/AIDS and ti	hois families	ram inc. providing	HOPVVA TU	nas for lega	services for low-
	-					
The City will gra	nt Houston Volunteer Lav	wyers Program Inc. up to	o <b>\$200,000</b> in HO	PWA funds	. The project	t's scope of work
provides compre	nensive legal assistance	to a minimum of 200 lo	ow-income person	s livina with	HIVAIDS	This contract will
provide for five a	ttorneys who work with loc	al corporate legal departr				
efforts resulting		ai corporate legal departi	nents and law firm	i pro bono si	ections to co	ordinate volunteer
chorta, resulting	in 1,500 active volunteers	donating over 22,000 ho	ours of legal servi	ces. Housto	n Volunteer	Lawyers Program
inc. Will conduct	in 1,500 active volunteers a minimum of 35 legal ad	s donating over 22,000 hovice clinics at Houston are	ours of legal service of	ces. Housto roanizations	n Volunteer	Lawyers Program
facilities. Legal a	in 1,500 active volunteers a minimum of 35 legal ad nd supportive services wi	s donating over 22,000 hovice clinics at Houston and Il include counseling and	ours of legal servi ea AIDS service o legal advice on a	ces. Housto organizations organize of h	n Volunteer and HOPW	Lawyers Program /A-funded housing
facilities. Legal a matters, including	in 1,500 active volunteers a minimum of 35 legal ad- nd supportive services wi g estate planning, family l	donating over 22,000 hovice clinics at Houston and linclude counseling and aw, public benefits, disab	ours of legal servi ea AIDS service o legal advice on a pility, employment	ces. Housto organizations orange of heard and discrim	n Volunteer and HOPW ousing and l	Lawyers Program /A-funded housing health related civil
facilities. Legal a matters, including	in 1,500 active volunteers a minimum of 35 legal ad- nd supportive services wi g estate planning, family l	donating over 22,000 hovice clinics at Houston and linclude counseling and aw, public benefits, disab	ours of legal servi ea AIDS service o legal advice on a pility, employment	ces. Housto organizations orange of heard and discrim	n Volunteer and HOPW ousing and l	Lawyers Program /A-funded housing health related civil
facilities. Legal a matters, including extensive civil leg	in 1,500 active volunteers a minimum of 35 legal ad- nd supportive services wi g estate planning, family l gal representation will be re	donating over 22,000 he vice clinics at Houston an Il include counseling and aw, public benefits, disab eferred to a volunteer or si	ours of legal service of legal advice on a billity, employment taff attorney, who was a service or a service.	ces. Housto organizations or range of he and discrim	n Volunteer and HOPW ousing and l ination. Clien client in rea	Lawyers Program /A-funded housing health related civil hts requiring more
facilities. Legal a matters, including extensive civil leg to his or her issu	in 1,500 active volunteers a minimum of 35 legal ad- nd supportive services wing gestate planning, family to pal representation will be re- e. The City provides appro-	donating over 22,000 he vice clinics at Houston an Il include counseling and aw, public benefits, disab eferred to a volunteer or si	ours of legal service of legal advice on a billity, employment taff attorney, who was a service or a service.	ces. Housto organizations or range of he and discrim	n Volunteer and HOPW ousing and l ination. Clien client in rea	Lawyers Program /A-funded housing health related civil hts requiring more
facilities. Legal a matters, including extensive civil leg	in 1,500 active volunteers a minimum of 35 legal ad- nd supportive services wing gestate planning, family to pal representation will be re- e. The City provides appro-	donating over 22,000 he vice clinics at Houston an Il include counseling and aw, public benefits, disab eferred to a volunteer or si	ours of legal service of legal advice on a billity, employment taff attorney, who was a service or a service.	ces. Housto organizations or range of he and discrim	n Volunteer and HOPW ousing and l ination. Clien client in rea	Lawyers Program /A-funded housing health related civil hts requiring more
facilities. Legal a matters, including extensive civil leg to his or her issu	in 1,500 active volunteers a minimum of 35 legal ad- ind supportive services will gestate planning, family legal representation will be re- e. The City provides appropries.	donating over 22,000 hovice clinics at Houston and include counseling and aw, public benefits, disable ferred to a volunteer or significant and award award to a volunteer or significant and a volunteer or significant	ours of legal service of legal advice on a legal advice on a bility, employment taff attorney, who we get for this program	ces. Housto organizations or range of h and discrim will assist the m, while the	n Volunteer and HOPW ousing and lination. Clies client in rearemaining 6	Lawyers Program /A-funded housing health related civil hts requiring more
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facilities. Legal a matters, including extensive civil leg to his or her issu	in 1,500 active volunteers a minimum of 35 legal added and supportive services with general services and supportive services with general representation will be references.  Category  Administrative	donating over 22,000 hovice clinics at Houston and include counseling and aw, public benefits, disable ferred to a volunteer or significant and award award to a volunteer or significant and a volunteer or significant	ours of legal service of legal advice on a bility, employment taff attorney, who we get for this program otal Contract Am	ces. Housto rganizations a range of h and discrim will assist them, while the	n Volunteer and HOPW ousing and ination. Clier ciclent in rea remaining 6	Lawyers Program /A-funded housing health related civil hts requiring more
facilities. Legal a matters, including extensive civil leg to his or her issu	a n 1,500 active volunteers a minimum of 35 legal adminimum of 35	donating over 22,000 hovice clinics at Houston and include counseling and aw, public benefits, disable ferred to a volunteer or significant and award award to a volunteer or significant and a volunteer or significant	ours of legal service of legal advice on a bility, employment taff attorney, who was get for this program otal Contract Am \$14,00 \$186,00	ces. Housto organizations or range of h and discrim will assist them, while the	n Volunteer and HOPW ousing and ination. Clier client in rea remaining 6	Lawyers Program /A-funded housing health related civil hts requiring more
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facilities. Legal a matters, including extensive civil leg to his or her issu other funding sou	in 1,500 active volunteers a minimum of 35 legal added and supportive services with greater planning, family legal representation will be references.  Category  Administrative  Supportive Services  Total	donating over 22,000 hovice clinics at Houston and include counseling and aw, public benefits, disable ferred to a volunteer or significant and awards and awards and awards are solved as a contract of the budger or and awards are also as a contract of the budger or and awards are also as a contract of the budger or and a contract of the budger of the bud	ours of legal service of legal advice on a bility, employment taff attorney, who was get for this program otal Contract Am \$14,00 \$186,00 \$200,00	ces. Housto organizations a range of h and discrim will assist them, while the	n Volunteer and HOPW ousing and ination. Clier client in rea remaining 6  Percent 7% 93% 100%	Lawyers Program /A-funded housing health related civil nts requiring more aching a resolution 0% is provided by
facilities. Legal a matters, including extensive civil leg to his or her issu other funding sou	a minimum of 35 legal adminimum of 35 legal	ory  CREP) for fiscal year 2010	ours of legal service of legal advice on a legal advice on a bility, employment taff attorney, who were get for this program otal Contract Am \$14,00 \$186,00 \$200,00	ces. Housto organizations or range of h and discrim will assist the m, while the  count 00.00 00.00 00.00	n Volunteer and HOPW ousing and l ination. Clier client in rea remaining 6  Percent 7% 93% 100%	Lawyers Program //A-funded housing health related civil nts requiring more aching a resolution 0% is provided by
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HCDD conducter program Inc. was year 2015. This Volunteer Lawyer	a minimum of 35 legal adminimum of 35 legal	ory  To see HOPWA funding through the content of the RFP was for each HOPWA funding through the content of the HOPWA funding through the content of the HOPWA funding through the content of the content of the HOPWA funding through the content of the content of the content of the HOPWA funding through the content of the the content of the content of the content of the the content of the content	ours of legal service of AIDS service of legal advice on a bility, employment taff attorney, who was get for this program otal Contract Am \$14,00 \$186,00 \$200,00 \$14 and 2015 HOPM of from April 1, ugh the City of Ho	ces. Housto organizations or range of heand discrim will assist them, while the count coun	n Volunteer and HOPW ousing and ination. Clier c client in rea remaining 6  Percent 7% 93% 100%  s. Houston V year renewa	Lawyers Program /A-funded housing health related civil hts requiring more aching a resolution 0% is provided by  /olunteer Lawyers al option for fiscal
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HCDD conducter funding souther	a minimum of 35 legal adminimum of 35 legal	ory  To see HOPWA funding through the content of the RFP was for each HOPWA funding through the content of the HOPWA funding through the content of the HOPWA funding through the content of the content of the HOPWA funding through the content of the content of the content of the HOPWA funding through the content of the the content of the content of the content of the the content of the content	ours of legal service of AIDS service of legal advice on a bility, employment taff attorney, who was get for this program otal Contract Am \$14,00 \$186,00 \$200,00 \$14 and 2015 HOPM of from April 1, ugh the City of Ho	ces. Housto organizations or range of heand discrim will assist them, while the count coun	n Volunteer and HOPW ousing and ination. Clier c client in rea remaining 6  Percent 7% 93% 100%  s. Houston V year renewa	Lawyers Program /A-funded housing health related civil hts requiring more aching a resolution 0% is provided by  /olunteer Lawyers al option for fiscal
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HCDD conducter facilities. Legal a matters, including extensive civil leg to his or her issure other funding souther funding s	in 1,500 active volunteers a minimum of 35 legal adminimum of 35 legal adminimum of 35 legal adminimum of 35 legal adminimum of services will gel representation will be release. The City provides appropriates.  Category  Administrative  Supportive Services  Total  dia Request for Proposals sone of the agencies se Ordinance will grant the residence of the services wiewed by the Housing & Gartment fice arry	ory  To see HOPWA funding through the content of the RFP was for each HOPWA funding through the content of the HOPWA funding through the content of the HOPWA funding through the content of the content of the HOPWA funding through the content of the content of the content of the HOPWA funding through the content of the the content of the content of the content of the the content of the content	ours of legal service of AIDS service of legal advice on a bility, employment taff attorney, who was get for this program otal Contract Am \$14,00 \$186,00 \$200,00 \$14 and 2015 HOPM of from April 1, ugh the City of Ho	ces. Housto organizations or range of heand discrim will assist them, while the count coun	n Volunteer and HOPW ousing and ination. Clier c client in rea remaining 6  Percent 7% 93% 100%  s. Houston V year renewa	Lawyers Program /A-funded housing health related civil hts requiring more aching a resolution 0% is provided by  /olunteer Lawyers al option for fiscal
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HCDD conducted by the facilities of the funding souther fundin	a minimum of 35 legal admod supportive services will gestate planning, family legal representation will be rece. The City provides appropries.  Category  Administrative  Supportive Services  Total  d a Request for Proposals so one of the agencies se Ordinance will grant the res Program Inc. has receively eviewed by the Housing & Category  KS  Category  Administrative  Supportive Services  Administrative  Supportive Services  Total	is donating over 22,000 hovice clinics at Houston and linclude counseling and aw, public benefits, disable ferred to a volunteer or situation or situation of the budy of the budy of the budy of the RFP was for the experience one-year renewal period HOPWA funding through the Community Affairs Communi	ours of legal service of AIDS service of legal advice on a billity, employment taff attorney, who was get for this program otal Contract Am \$14,00 \$186,00 \$200,00 \$14 and 2015 HOPP of fiscal year 2014 od from April 1, ugh the City of Homittee on February	ces. Housto organizations or range of heand discrim will assist them, while the count coun	n Volunteer and HOPW ousing and ination. Clier c client in rea remaining 6  Percent 7% 93% 100%  s. Houston V year renewa	Lawyers Program /A-funded housing health related civil hts requiring more aching a resolution 0% is provided by  /olunteer Lawyers al option for fiscal
HCDD conducter facilities. Legal a matters, including extensive civil leg to his or her issure other funding souther funding s	a minimum of 35 legal admod supportive services will gestate planning, family legal representation will be rece. The City provides appropries.  Category  Administrative  Supportive Services  Total  d a Request for Proposals so one of the agencies se Ordinance will grant the res Program Inc. has receively eviewed by the Housing & Category  KS  Category  Administrative  Supportive Services  Administrative  Supportive Services  Total	is donating over 22,000 hovice clinics at Houston and linclude counseling and aw, public benefits, disable ferred to a volunteer or stoximately 40% of the budy ory  To lected. The RFP was for a one-year renewal period HOPWA funding through Community Affairs Comm	ours of legal service of AIDS service of legal advice on a billity, employment taff attorney, who was get for this program otal Contract Am \$14,00 \$186,00 \$200,00 \$14 and 2015 HOPP of fiscal year 2014 od from April 1, ugh the City of Homittee on February	ces. Housto organizations or range of heand discrim will assist them, while the count coun	n Volunteer and HOPW ousing and lination. Clied eclient in rearemaining 6 Percent 7% 93% 100% s. Houston Nyear renewalth March 3 rious contractions contractions and march 3 rious contractions contractions and march 3 rious contractions contractions and march 3 rious contractions contractions contractions and march 3 rious contractions contractions and march 3 rious contractions contractions and march 3 rious contractions and march 3 rious contractions are contracting and march 3 rious contractions are contracting and march 3 rious contractions are contracting and 40 percentage and	Lawyers Program /A-funded housing health related civil hts requiring more aching a resolution 0% is provided by  /olunteer Lawyers al option for fiscal

II. H	

TO: Mayor via City Secretary	, REQUEST	FOR COUNCIL A	CTION		11.17	<i>t</i> .
SUBJECT: A Resolution to adop Revitalization Areas as priority investment by the State of Texas	ot the Disaster Reco	overy Round 2 Com	munity		Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director			_	ation Date	Agenda D	ate
Housing and Community Developme	ent			1/30/15		
DIRECTOR'S SIGNATURE:			Counc	il Districts aff	ected: B, D, H	
For additional information contact Phone		on	Date a	nd identificati il action: Ord.	on of prior #2011-1084	authorizing 4 – 12/07/2011
RECOMMENDATION: Approval of priority revitalization areas for Housi				lound 2 Comm	nunity Revit	alization Areas as
Amount of Funding:	\$0.00				Finance	Budget:
SOURCE OF FUNDING:	[ ] General Fund	[ ] Grant Fo	und	[ ] Ente	rprise Fund	i
	No	Funding Required				
SPECIFIC EXPLANATION: The City of Houston Housing & Co Disaster Recovery Round 2 Come qualifying for additional scoring poir Housing & Community Affairs (TDHe Study, and three years of community adoption of the Community Revitaliz	munity Reinvestmen nts to compete in the CA). In addition to H nity collaboration on ation Plan by City Co	It Areas (CRA) as Housing Tax Credit HCDD's published do this place-based repuncil Resolution.	priority of program ocument, investment	community rev n administered the <i>Disaster I</i> ent initiative, t	vitalization and it is to the Text Recovery Reference Tour Reference Referen	areas in the City cas Department of Round 2 Planning requires a formal
On May 8, 2012, Mayor Annise Parl Mercedes Marquez of the US Depa Enterprise Community Partners (Er "Neighborhoods of Opportunity" as page 15.	artment of Housing & nterprise) in the anno	& Urban Developmed ouncement of comm	nt, Loca unity co	I Initiatives Su llaboration and	pport Corpo	oration (LISC) and ne identification of
Between the months of May and Almeetings with community input from strategy. Community indicators in neighborhood ethnic composition employment access, environmental as other quality-of-life factors contrimeetings were subsequently utilized planning study titled <i>Disaster Red</i> indicators analyzed by the planning and open space, transportation, adevelopment. The results of this revitalization plan areas demonstration of OST/South Union), presented in the	over 500 unduplicated cluding evidence of were discussed, and conditions, infrastructuring to equity and do identify targeted covery Round 2 Mostudy included: food and coastal resilient planning study, corted through the CRA:	ed participants offering for storm damage, reduced various factors we care, blight, public and diversity. The common landes of investment arket Analysis/Areduced various and the discumbined with data from the storm of the stor	ng recordequests were assumed educationally recorded and selection of the corded and selection and selection of the corded and selection and s	nmendations to for FEMA as sessed. These ational facilities commendation erved as a sta tion published cation and pos f other factor er studies, res	oward a targesistance, particulated to included to and crime and finding point for the including point for the including the including the including the including the including the including suited in the including suited suited in the including suited suite	geted revitalization poverty rates and ransportation and concerns, as well gs from the public or the "deep-dive" f 2013. Additional marketplace, parks ing to community e final community
The revitalization efforts are current CRAs, with an additional \$26.5 million occupied, housing repair and apprent Planning Study, the goal is to lever and millions of dollars in private acknowledgement by Council of the shall be made available to TDHCA Qualified Allocation Plan (tax credit in the region.	on under consideration on under consideration of the consideration of the constant of the cons	on. Additionally, the on in infrastructure in 152 million of housing tiate community revolution areas revitalization areas partners, in order to	City is length of the control of the	everaging \$61 In the CRA In the C	million in sir A areas. A on of infrastr of this re a. Evidence ts for incent	ngle-family, owner- s identified in the ructure investment esolution provides e of this resolution tive scoring in the
This action was presented at the Tu NR:VC:BS:PC	esday, February 17,	2015 Council Comm	ittee on	Housing and C	Community A	Affairs meeting.
cc: City Secretary Legal Departm	nent City Attorney	Finance Departm	ent			
Finance Deportment		RED AUTHORIZATI	ON			
Finance Department:	Other Aut	horization:		Other A	Authorizatio	on:

III. A.

Niayor via City Secretary	REQUEST FOR COUNCIL	ACTIO		15 –	Heights refi
SUBJECT: An Ordinance approving a ne lien position to HCDD's current loan	w senior loan that will be in a s	uperior	Category #	Page <u>1</u> of <u>1</u>	Agenda Item #
FROM:					
Neal Rackleff, Director		Origina	ation Date	Agenda	Date
Housing and Community Development De	partment	1/	5/2015		
DIRECTOR'S SIGNATURE:	30,111011	Counc	I District affe	ected:	
		Oddio		strict C	
For additional information contact: St	ephen Tinnermon	Date ar			ior authorizing
	2-394-6261	Counci	l action: 201	3-57 201:	3-257 2014-
		374		•	,
RECOMMENDATION: Approval of an Or	dinance approving a new senio	or loan t	hat will be in	a superior	r lien position to
I HUDD'S current loan					
Amount of Funding:	Mana			Finance	e Budget:
	None				
SOURCE OF FUNDING [ ] G	eneral Fund [ ] Grant	Fund	[]E	nterprise	Fund
	No funding required				
SPECIFIC EXPLANATION:					
On January 22, 2013, City Council approv	ed an Ordinance authorizing ar	1 \$8,500	,000 grant of	Communi	ty Development
DIVER GIAIL (CDBG) TURES FOR THE FENS	abilitation of the 38-year old	Houston	Hoighte To	WORD O	anincoldinabled
indicidently community located at 330 VV.	19" Street. This transaction was	s amend	ed on March i	26 2012 I	to ewan funding
sources to \$2,965,131 in CDBG funds and	1 \$5,534,869 IN HOME funds to	r the pro	ject (no chan	ge to total	commitment of
\$8,500,000). It was further amended on a changes in the project scope.	April 30, 2014 to increase the	iunaing a	amount to \$10	7,000,000	due to needed
The owner has negotiated a new loan for the heart the existing \$1.00 000 500 100 for the	up to \$2,000,000 from Commun	itv Bank	. which will be	in a seco	and lien position
l perming the existing a tooloop litst lieu tiou	i Berkadia Bank HCDD's dran	t will mo	ve to third lier	noeition	/it is ourrontly a
i second hen). The new loan will allow the o	Wher to add back several items	of scope	e that were eli	iminatad f	rom the original
budget due to cost increases, and provide	a cushion of operating funds ur	itil occup	pancy increase	es.	3
Scope increases include common area	. Slagging and Said				
Scope increases include common area landscaping and irrigation, elevator lobby f	i flooring and finishes, energ	y upgra	ides, increas	e in dryv	vall allowance,
initial and inigation, cicyato, lobby	insiles, and additional continge	incy, ger	ieral condition	is and arc	nitect's fee.
Throughout construction, the property ha	s maintained a 65% occupant	cv level	which allows	two floo	ve to be under
construction at all times, but has drama	BilCally lowered operating cast	n flow	Once the re	shahilitatic	on in complete
obergring exherises are expected to decte	ase and income to increase wh	en occup	pancy stabilize	es (typical	ly 98%). At that
time cash flow will be adequate to service	the debt.		,	(-) p on	ay soroprite trial
HCDD holioves that convide a thirty of		_			
HCDD believes that securing this senior lo	an is important for the continued	d succes	s of the Heigh	nts Tower	project.
This item was presented to the Housing ar	nd Community Affairs Committee	e on Eas	mian, 17, 004	=	
and proceed to the reading di	Community Andres Committee	e on red	nuary 17, 201	J.	
NR:JN:EP:SS					
					İ
cc: CSC, FIN, MYR, LGL					
, ===					
	REQUIRED AUTHORIZATIO	)N	-		
Finance Department:	Other Authorization:		Other A	uthorizat	ion:
	İ		I		

III. B.

TO: Mayor via City Secretary	REQUEST FOR COUNCIL	ACTION		15 – 1	8606 North Main
SUBJECT: An Ordinance authorizing up	to \$750,000 via an interloca	al loan Cat	egory	Page	Agenda Item
agreement between the City of Houston a acquisition to construct Independence	nd Houston Housing Authority	for site #	[	1 of 1	#
affordable housing community located at 8	: neights Apartments, a 2 8606 North Main Street	DO-unit			
FROM:	or its in main ones.	Origination	Date	Agenda	Date
Neal Rackleff, Director		02/03/20			
Housing and Community Development De	partment		_		
DIRECTOR'S SIGNATURE:		Council Dis			
For additional information contact: Ste	ephen Tinnermon	Date and id		strict H	
	2-394-6261	Date and identification of prior authorizing Council action: N/A			
RECOMMENDATION: Approval of an Or	dinance authorizing up to \$750			loan agre	ement behveen
the City of Houston and Houston Housing	Authority for site acquisition to	construct Ind	lependend	ce Height	s Apartments. a
200-unit affordable housing community loc	ated at 8606 North Main Street				
Amount of Funding:	\$750.000			Finance	Budget:
	\$750,000				
	eneral Fund [X] Gran		[]	Other	
	unity Development Block Gra	ant (CDBG)			
SPECIFIC EXPLANATION:	ning a 200 with moulting the esta-	-1-1-1			
The Houston Housing Authority is develop Heights Apartments. This site, at 8606	ping a 200-unit multifamily affo North Main is within a neic	rdable nousii	ng proper	ty named	I Independence
I Nevitalization Outleach Area of the Hufflo	cane ike Disaster Recovery Ro	ound 2 progr	am and a	as a Grea	t Opportunities
I neighborhood by Local Initiatives Support	Corporation (LISC), HUD has	approved the	e property	v for the	development of
public nousing and the Texas General Lan-	d Office has approved use of D	isaster Reco	very funds	S.	
Three parcels of land are being assemble	ed for the mixed income, mixe	d use develo	opment. 1	Two parce	els, 8666 North
Main and 306 Crosstimbers, have alread North Main) is being acquired through a co	by been acquired by the Housi	ton Housing	Authority.	. The sub	pject site (8606
will authorize up to \$750,000 as gap final	ncing of the total cost of \$40.5	ould be comp 5 million . If th	he conder	orii 2015. Maation r	inis Ordinance
sales price that is over \$750,000, the Hous	ston Housing Authority will fund	the difference	e.	imation p	anei ienueis a
This development will provide much needed high quality one, two, three, and four bedroom units. All 200 units will serve					
liannies with incomes at or below 60%.	AMI. In addition, 40 units (20	1%) will be s	subject to	HIID's	Public Housing
l restriction to make them available to famil	lies with incomes at or below :	30% AMI Ar	menities ir	nclude co	mmunity green
areas and a community building with kitche					
A limited partnership, APV Crosstimbers L APV Crosstimbers LLC will consist of APV	.LC, will be formed to develop,  / Redevelopment Corporation	own and ope	erate the p	property.	The partners of
which will be the general partner, and a tax	credit investor who will be the	99.9% limited	n me mou d partner	iston Hou	sing Authority),
In exchange for the CDBG funding, APV (	Crosstimbers LLC will restrict 2	00% or 40 u	nite The	developm	ent's total cost
will be financed as follows:		.070, 01 40 01	into. The	developii	ient's total cost
Sources of Funds:					
LIHTC: Tax Credit Equity 4%		\$11,200,	000	27.65%	
Bonds: Perm Loan		10,000,	000	24.69%	
GLO: Disaster Recovery Funds		6,300,		15.56%	i i
HHA: Program Income (from earlier sale of	of Public Housing) and HUD				
Public Housing Capital Funds		12,250,	000	30.25%	
COH: Inter-local loan agreement for land a Total Project Cost	acquisition with CDBG funds	<u>750.</u>	000	<u>1.85%</u>	
		<u>\$40,500,</u>	000	100.00%	
This item was reviewed by the Housing and Community Affairs Community					
This item was reviewed by the Housing and Community Affairs Committee on February 17, 2015.					
NR:JN:EP:JM					
CC: City Attorney, Mayor's Office, City Secretary, Finance Department					
REQUIRED AUTHORIZATION					
Finance Department:	Other Authorization:		Other A	uthorizat	ion:

III. C.

TO: Mayor via City Secretary	REQUEST FOR COUNCIL	ACTION	15 -	- 1600 AI	len Parkway
SUBJECT: An Ordinance authorizing a	\$450,000 interlocal loan agre	ement Cate	gory	Page	Agenda Item
between the City of Houston and Houston			_ ,	<u>1</u> of <u>1</u>	#
to The Historic Oaks of Allen Parkway	Village, a 500-unit public h	ousing			
complex located at 1600 Allen Parkway FROM:		Origination	Data	Annala	Data
Neal Rackleff, Director		Origination	- 1	Agenda	Date
Housing and Community Development Dep	partment	02/05/20	15		
DIRECTOR'S SIGNATURE:		Council Dis	trict affe	cted:	
				strict C	
	ephen Tinnermon 2-394-6261	Date and ide			ior authorizing
RECOMMENDATION: Approval of an Ord Houston and Houston Housing Authority	for improvements to The Histo	interlocal loading of A	an agree Allen Pa	ment bet rkway Vil	ween the City of lage, a 500-unit
public housing complex located at 1600 All	en Parkway			1	
Amount of Funding:	\$450,000			Financ	e Budget:
	eneral Fund [X] Gran		[]	Other	
	unity Development Block Gra	ant (CDBG)			
SPECIFIC EXPLANATION:					
The Historic Oaks of Allen Parkway Village	was constructed in 1999 and i	s in need of the	he follow	ing impro	vements.
Replacement of equipment to five	playgrounds to make them AD	A accessible			
2. Re-configuration (exit/entrance) of		. 400000.5.0			
<ol><li>Replacement of the call boxes (interest)</li></ol>	ercom system) located in the so	enior buildings	S		
Installation of surveillance cameras	s at the entry points of the seni	or buildings			
This apartment complex was constructed almost 15 years ago and the above listed improvements will provide a much deserved upgrade of what was put in place. Also, the City is re-configuring Allen Parkway and as a result, the Crosby Street exit must be also be re-configured as the entrance/exit to the Historic Oaks of Allen Parkway Village.					
				•	_
In exchange for the CDBG funding, Houston Housing Authority will restrict 51%, or 255 units. The project's total cost will be financed as follows:					
Sources of Funds:					
COH: Inter-local loan agreement with CDI	BG funds	<u>450,</u>	000	100.009	<u>6</u>
Total Project Cost		\$450,	000	100.009	<u>6</u>
This item was reviewed by the Housing and Community Affairs Committee on February 17, 2015.					
NR:JN:EP:JM					
CC: City Attorney Mayor's Office City Secretary Finance Department					
CC: City Attorney, Mayor's Office, City Secretary, Finance Department					
DECLUDED AUTHODIZATION					
REQUIRED AUTHORIZATION  Finance Department: Other Authorization: Other Authorization:					
i manoe pepartinent.	Other Authorization;		Otner A	Autnoriza	ition:

		777	ーの	
TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION 15 - Cleme				
SUBJECT: Resolution "explicitly identifying Cleme Manor Apartme contributing most significantly to the concerted revitalization efforts of the This designation will allow Cleme Manor Holdings, LLC, to gain adpoints in its application for 9% tax credits.	ents as Category	Page <u>1</u> of <u>1</u>	Agenda Item #	
FROM:	Origination Date	Agenda	Date	
Neal Rackleff, Director	02/05/2015	rigorida bato		
Housing and Community Development DIRECTOR'S SIGNATURE:				
		istrict B		
For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identificat Council action: 07/	ion of pri	or authorizing	
RECOMMENDATION: Approval of a Resolution "explicitly identifying (	Cleme Manor Apartme	20/2014,	entributing most	
gain additional points in its application for 9% tax credits.	nation will allow Clem	e Manor I	Holding, LLC, to	
Amount of Funding: None		Finance	e Budget:	
SOURCE OF FUNDING [ ] General Fund [ ] Grant	Fund [ ] E	nterprise	Fund	
No funding required			, i wiiw	
SPECIFIC EXPLANATION:				
The Texas Department of Housing and Community Affairs (TDHCA) administers the state's Low Income Housing Tax Credit (LIHTC) program, which provides federal tax credits to spur the development of quality, affordable housing. The project, explicitly identified as contributing most significantly to the concerted revitalization efforts of the City, will receive additional points in the competitive TDHCA scoring system.				
Cleme Manor Holdings, LLC has submitted an application to the TDHCA requesting an award of 9% tax credits for the renovation of Cleme Manor Apartments (Cleme Manor) – a 100% Section 8 affordable housing community located at 5300 Coke Street. Cleme Manor is a 45-year-old apartment community with units ranging from one bedroom to five bedrooms. It is located adjacent to the recently redeveloped Finnigan Park and Community Center in the 5th Ward. As the largest property in the immediate area, Cleme Manor's complete renovation, together with the nearby Bayou Fifth development, will serve as catalysts for revitalization of the surrounding neighborhood. This developer has already received \$3,000,000 of Disaster Recovery Round 2 (DR2) funds to acquire the property. As part of the DR2 financing, all 284 units are restricted at affordable rents for low-income tenants for an affordability period of 10 years.  The Housing and Community Development Department recommends City Council approve the Resolution explicitly identifying Cleme Manor as contributing most significantly to the concerted revitalization efforts of the City, consistent with the DR2 Revitalization Plan. This provision is intended to comply with §11.9(d)(7) of TDHCA's Qualified Allocation Plan (QAP), and, in particular, meant to identify the Project for the additional points under sub-clause (A)(ii)(III) of §11.9(d)(7) of the QAP.				
This proposal was presented to the Housing and Community Affairs Committee on February 17, 2015.				

REQUIRED AUTHORIZATION Other Authorization:

Other Authorization:

Finance Department:

15 - Cleme PSH Page Agenda Item 1 of 1 **Agenda Date** District B Finance Budget:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION SUBJECT: A Resolution confirming the City's conditional commitment to Cleme Manor Apartments of \$4,260,000 in Disaster Recovery Round 2 funds, Category \$3,000,000 of which was previously approved by City Council and a future \$1,260,000 contingent upon Cleme Manor Holdings, LLC, securing Low Income Housing Tax Credits FROM: **Origination Date** Neal Rackleff, Director Housing and Community Development Department 01/26/2015 **DIRECTOR'S SIGNATURE: Council District affected:** For additional information contact: Stephen Tinnermon Date and identification of prior authorizing Phone: 832-394-6261 Council action: 07/23/2014, 2014-726 RECOMMENDATION: Approval of a Resolution confirming the City's conditional commitment to Cleme Manor Apartments of \$4,260,000 in Disaster Recovery Round 2 funds, \$3,000,000 of which was previously approved by City Council and a future \$1,260,000 contingent upon Cleme Manor Holdings, LLC, securing Low Income Housing Tax **Amount of Funding:** No funding required SOURCE OF FUNDING [ ] General Fund [] Grant Fund ] Enterprise Fund

### SPECIFIC EXPLANATION:

The Texas Department of Housing and Community Affairs (TDHCA) administers the state's Low Income Housing Tax Credit (LIHTC) program, which provides federal tax credits to spur the development of quality, affordable housing. Cleme Manor Holdings, LLC, has submitted an application to the TDHCA requesting an award of 9% tax credits for the renovation of Cleme Manor Apartments (Cleme Manor) - a 100% Section 8 affordable housing community located at 5300 Coke Street. With a resolution showing the City's commitment of funds, Cleme Manor will receive additional points in the TDHCA's competitive 9% tax credit application scoring.

Cleme Manor is a 45-year-old apartment community with units ranging from one bedroom to five bedrooms. It is located adjacent to the recently redeveloped Finnigan Park and Community Center in the 5th Ward. As the largest property in the immediate area, Cleme Manor's complete renovation, together with the nearby Bayou Fifth development, will serve as a catalyst for revitalization of the surrounding neighborhood.

The developer has already received \$3,000,000 of Disaster Recovery Round 2 (DR2) funds, which was used to acquire the property. The owner has requested the additional \$1,260,000 of HOME funds to fill the gap between its other funding sources and the cost of renovating the property. The developer has provided a relocation plan and budget to the City that includes temporary relocation for all of the property's tenants. This support is also contingent upon the project's compliance with all provisions of the HOME rule.

As part of the DR 2 financing, all 284 units are restricted at affordable rents for low-income tenants for an affordability period of 10 years. Of those 284 units, 24 units will be reserved as Permanent Supportive Housing units in support of the City's initiative to end chronic homelessness by 2016. These tenants will receive integrated clinical and intensive case management services to help support their special needs in maintaining stable housing.

The Housing and Community Development Department recommends Council support Cleme Manor Holdings' efforts to gain additional points in the TDHCA 9% LIHTC application by approving a Resolution confirming the City's conditional commitment of funds to the rehabilitation project.

This proposal was reviewed by the Housing and Community Affairs Committee on February 17, 2015.

NR:JN:EP:SG

cc: Legal, Mayor's Office, Finance, City Secretary

Finance Department:	REQUIRED AUTHORIZATION			
Department.	Other Authorization:	Other Authorization:		