

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, November 17, 2015 10:00 AM City Hall Chambers

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

I. Minor Critical Emergency Home Repair Program

For review and possible authorization:

a) Rebuilding Together Houston Contract (All Districts) – An Ordinance approving a contract between the City of Houston and Rebuilding Together Houston to provide \$2,000,000 from Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Fund 2409 for minor critical emergency home repair services for low-income elderly and/or disabled Houstonians

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Kimberly Adams, Staff Analyst

II. Land Assemblage Redevelopment Authority

For review and possible authorization:

a) Land Assemblage Redevelopment Authority (All Districts) — An Ordinance appropriating \$2,000,000 from TIRZ Affordable Housing Fund 2409 and approving and authorizing a Seventh Amendment to a Land Assembly Grant Agreement between the City of Houston and the Land Assemblage Redevelopment Authority, and approving and authorizing the reallocation of \$987,033 from various restricted accounts into an unrestrictive account for development activities

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Chris Butler, Deputy Director

III. Multifamily

For review and possible authorization:

- a) Motion for Public Hearing on Housing Tax Credit Applications (District B, I) A motion establishing a date for a Public Hearing to provide Resolutions of No Objection for the 4% housing tax credit applications of two multifamily properties
- b) Resolution of No Objection to Housing Tax Credit Applications (District B, I) Approval of a state-required Resolution of No Objection enabling two entities to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs
- c) Cleburne Senior Living Center Construction (District D) An Ordinance authorizing a \$2,250,000 grant of TIRZ Affordable Housing funds between the City of Houston and an affiliate of Cleburne Senior Living Center for construction of a new multifamily apartment development for seniors to be located at 2222 Cleburne

Presentation:

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

IV. TIRZ Affordable Housing Fund 2409 - A Report

For review and possible authorization:

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Steve Rawlinson, Deputy Assistant Director

V. Blight Reduction and Nuisance Abatement - A Report

For review and possible authorization:

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Legal Department

VI. 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.

VII. Director's Comments

Neal Rackleff, Director, Housing and Community Development Department

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION SUBJECT: An Ordinance approving a contract between the City of Houston Category # Page 1 of 1 Agenda Item and Rebuilding Together Houston to provide \$2,000,000 from TIRZ Affordable Housing Fund 2409 for minor critical emergency home repair services for lowincome elderly and/or disabled Houstonians FROM: **Origination Date** Agenda Date Neal Rackleff, Director 11/1/2015 Housing and Community Development **DIRECTOR'S SIGNATURE:** Council District(s) affected: For additional information contact: Roxanne Lawson Date and identification of prior Phone: 832-394-6282 authorizing Council action: RECOMMENDATION: Approval of a contract between the City of Houston and Rebuilding Together Houston to provide \$2,000,000 from TIRZ Affordable Housing Fund 2409 for minor critical emergency home repair services for low-income elderly and/or disabled Houstonians Amount of Funding: Finance Budget: \$2,000,000.00 SOURCE OF FUNDING [] General Fund 1 Grant Fund [x] Other **TIRZ Affordable Housing Fund 2409** SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) requests City Council approval for a \$2,000,000 contract between the City and Rebuilding Together Houston (RTH) to use TIRZ Affordable Housing funds for emergency home repairs to low-income elderly and/or disabled households under the HCDD Minor Critical Emergency Home Repair Program. The contract will allow the City and RTH to assist approximately 195 elderly or disabled households with incomes below 110% of the Area Median Income (AMI) by providing vital roofing, plumbing, electrical and heating repairs or system replacement to alleviate life, health, or safety hazards. Additionally, RTH will deploy volunteers to at least 50% of these homes, enhancing them further with scraping, caulking, painting, and repairs to exterior siding, doors, windows and handrails. This volunteer labor will add an average of \$8,700 in additional repairs per home, leveraging the City's \$2,000,000 to deliver an additional \$850,000 in home repairs for Houston's most vulnerable citizens. RTH will evaluate and develop scopes of work from an HCDD-approved list of eligible applicants who meet the household income standard under the Minor Critical Emergency Home Repair Program. This is HCDD's third contract with Rebuilding Together Houston, a 33-year-old non-profit organization. Under the current contract, which expires on June 8, 2016, RTH has completed minor critical emergency repairs to over 120 homes. HCDD conducted an open Request for Proposals (RFP) for eligible home repair agencies to assist household that don't fall within parameters of the City's federally funded programs. Rebuilding Together Houston was the agency selected. This item was reviewed by the Housing and Community Affairs Committee on November 17, 2015.

NR:AS

Cc: City Secretary Legal Finance Mayor's Office

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance appropriating \$2,000,000 from TIRZ Afformation Fund 2409 and approving and authorizing a Seventh Amendment Land Assembly Grant Agreement between the City of Houston and the Assemblage Redevelopment Authority, and approving and authorizing reallocation of \$987,033 from various restricted accounts into an unrestaction of the second for development activities.	Category #	Page 1 of 1	Agenda Item # # #			
FROM: Neal Rackleff, Director Housing and Community Development Department DIRECTOR'S SIGNATURE:	Origination Date 8/27/15 Council District affected: ALL			Date		
For additional information contact: Chris Butler Phone: 832-393-8502	Date and identification of prior authorizing Council action: Ordinance 2004-0800: July 28, 2004 Ordinance 2005-0902: July 27, 2005 Ordinance 2005-1073: September 14, 2005 Ordinance 2006-0902: August 30, 2006 Ordinance 2008-0255: March 26, 2008 Ordinance 2009-0261: May 4, 2009 Ordinance 2009-1220: December 2, 2009					
RECOMMENDATION: Adopt an Ordinance approving the Seventh Amendment to Land Assembly Grant Agreement between the City of Houston and the Land Assemblage Redevelopment Authority appropriating \$2,000,000 of TIRZ Affordable Housing Fund 2409 to enable LARA to continue acquiring identified properties by bid or direct purchase; and to reallocate \$987,033 of previous funding						
Amount of Funding: \$2,000,000.00			Finance	Budget:		
SOURCE OF FUNDING: [] General Fund [] Grant Fund [] Enterprise Fund [X] Other TIRZ Fund 2409						

SPECIFIC EXPLANATION:

City Council approved a Land Assembly Grant Agreement with the Land Assemblage Redevelopment Authority (LARA) in July 2004 which provided the initial funding for the purchase of designated tax delinquent properties in low income neighborhoods at foreclosure auction.

Through subsequent amendments, Council has allocated funding for land acquisition, marketing and activities to attract Community Development Corporations (CDCs) and builders to construct affordable single-family houses in targeted innercity low income neighborhoods.

LARA has seen success in its mission to convert tax-delinquent lots – often neighborhood eyesores and magnets for crime – into affordable homes for families who contribute to Houston's tax base. LARA's key accomplishments to date include:

- Acquired 1,210 parcels in neighborhoods with high concentrations of abandoned, severely tax-delinquent, vacant lots.
- 28 (parcels) lots are currently under contract with builders and CDCs for new affordable housing construction
- 322 new affordable homes have been constructed and sold to low- and moderate-income families and 127 homes are under construction or are available for sale
- 429 (parcels) lots are available to CDCs and builders under LARA's Solicitation for Proposals
- 214 abandoned, severely tax-delinquent, vacant lots remain in the LARA foreclosure pipeline

Through the Urban Redevelopment Interlocal Agreement approved by City Council on December 3, 2014, LARA returned 178 properties that were deemed unsuitable for single-family construction to Harris County for future public auction. LARA has restructured its approach on acquisition by only targeting vacant lots that are adjacent to or across the street from desirable lots within its inventory, or recently constructed homes. The requested appropriation of \$2,000,000 will be restricted for the acquisition of additional tax-delinquent lots that meet these criteria. In an attempt to minimize gentrification in certain neighborhoods, it has become evident that LARA must be positioned financially to acquire lots above the previously maximum \$2.00 per square foot acquisition price.

Date: 08-27-15	SUBJECT: An Ordinance appropriate TIRZ Affordable Housing Fund 24 authorizing a Seventh Amendment Grant Agreement between the Cland Assemblage Redeveloper approving and authorizing the refrom various restricted accounts account for development activities	409 and approving and cent to Land Assembly ty of Houston and the ment Authority, and allocation of \$987,033 into an unrestrictive	Originator's Signature	Page: 2 of 2				
1220. These funds were intended	eallocates \$987,033 of restrictive feed for reimbursements to builders a lity Development Corporation progra	and CDCs for Energy St	ar incentives, water	and waste				
recognized, Home Energy Ratir reduce the sales price of the ne low- or moderate-income owner	cated \$625,000 to incentivize parting System (HERS) "Energy Star" sew affordable home, and second, it. In 2009 Energy Star was acceptly Star is now the standard, there is being proposed for reallocation.	standards. The purpose of the helped to reduce the material into the building code	was two-fold. First conthly utility costs e as a requirement	it helped to for the new for single-				
sewer taps needed in connection increase the affordability of the h	The previous ordinance allocated \$640,000 which allowed LARA to reimburse builders for the installation of water and sewer taps needed in connection with new housing construction. Typically this expense is passed on to the buyer, but to increase the affordability of the homes, the builder was reimbursed for this expense. With the reduction on acquisition cost from LARA, this incentive program is no longer needed, leaving \$464,934 proposed for reallocation.							
Finally, previous ordinances provided an incentive to CDCs who partnered with builders to help market the homes the builders would construct. If the homes were sold with the assistance of the CDC within 120 days of the start date, the CDC would receive up to \$2,500 per home. Builders and CDCs are encouraged, but no longer required, to partner in selling homes so this program is no longer needed, and \$245,038 is being proposed for reallocation.								
This proposed ordinance author not limited to, marketing, adminis	This proposed ordinance authorizes the reallocation of these funds into an unrestrictive account that may be used for, but not limited to, marketing, administration and special builder incentive programs that encourage future development.							
This item was reviewed by the H	lousing and Community Affairs Con	nmittee on November 17	2015.					
NR: CB								
Cc: Mayor's Office Legal City Secretary Finance								
Finance Department Director:	REQUIRED AUTHOR Other Authorization:		er Authorization:					
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IU: Iviayor via City s		REQUEST FO			ION	15	Motion - 2 props		
SUBJECT: A motion estat	olishing a da	te for a Public I	Hearing to I	orovide	Category	Page	Agenda Item		
Resolutions of No Objection for the 4% housing tax credit applications					#	1 of 1	#III. a.		
multifamily properties							11.000		
FROM:					Origination Date				
Neal Rackleff, Director									
Housing and Community Development Department					10/22/2015				
DIRECTOR'S SIGNATURE:				Counc	il District affa	cted:			
				Council District affected: B, I					
For additional information contact: Roxanne Lawson					The state of the s				
					Date and identification of prior authorizing				
Phone: 832-394-6261					Council action: N/A				
RECOMMENDATION: App Objection for the 4% housing	roval of a m	otion establishing	a date for	a Publi	c Hearing to	provide I	Resolutions of No		
Amount of Funding:	1000 010011 0100	modulono or tho m	didiariny pro	peraes		Finance	Budget:		
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SOURCE OF FUNDING	[] Ge	eneral Fund	[] Grant	Fund	[]E	nterprise	Fund		
ODFOIFIG EVEL AND TION		No fundi	ng required						
SPECIFIC EXPLANATION:									
The Texas Department of Howhich provides federal tax cre	ousing and Cedits to spur th	ommunity Affairs ne development of	(TDHCA) ac f affordable h	dministe lousing.	rs the state's	housing to	ax credit program,		
Per Texas Government Code body of the jurisdiction whe Application or Development" to	re a project	is to be located	must "hold	a hearir	gto solicit	public inp	out concerning the		
The developers for the two pr tax credits. The Kissito Center subsequently cancell contract, and the depositive. HCDD is process, HCDD intended to the mentioned statute, the This is a \$29 million renovations including building.	for Healthy ed the project veloper is modurrently und ds to provide Garden City e developer is project, incli	Living received a ct on the original eeting with neigh erwriting the Kiss gap financing in s Apartments has s required to obta	a similar re site due to borhood gro sito project. upport of this not requeste in a Resolut of pure hare	esolution neighb ups to o Upon s developed funding ion from	in June 20° orhood resistant their successful coroment. g from HCDE the City in orto provide ex	14, however ance. A apport; ea appletion of the properties of the	ver the developer new site is under ray indications are if the underwriting rate to the aforealify for tax credits.		
Following is information on the	e two applicat	tions:							
Property Name Tax Credit Applicant Project		Project	No. c			Council District			
Garden City Apartments	Steele Texas LII	HTC LLC	Sec. 8 rehab	253	9601 W. Mo	ntgomen/ D	load B		
Kissito Center for Healthy Living		ton VOA Kissito LLC							
Kissito Center for Healthy Living	Kiverside Hous	ton VOA Kissito LLC	Seniors	112	6901 Bellfo	rt Ave.	1		
HCDD requests a motion to h	old the public	hearing on Decer	mber 2, 2015	5.					
This item was reviewed by the	e Housing and	d Community Affai	irs Committe	e on No	vember 17, 20	15.			
NR:JN:SS									
Cc: CSC, FIN, MYR, LGL									
		REQUIRED A	UTHORIZAT	ION					
Finance Department:		Other Authoriza			Other A	uthorizat	ion:		

		REQUEST FOR				15 – Kes.	no objection 2
SUBJECT: Approval of a s	state-required	Resolution of No	Objection er	abling (Category	Page	Agenda Item
two entities to apply for no	n-competitive.	4% federal tax of	redits throu	ah the		1 of 1	# TIT h
Texas Department of Housin							11.0.
FROM:	3			Originat	on Date	Agenda	Date
Neal Rackleff, Director				•		Agonaa	Dutc
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Housing and Community Development Department DIRECTOR'S SIGNATURE:				0	D!-4-!-4 -66		
DIRECTOR 3 SIGNATURE.	i			Council	District aff		
						В, І	
For additional information contact: Roxanne Lawson				Date and identification of prior authorizing			
	Phone: 832	2-394-6261		Council	action: N/A	١	
RECOMMENDATION: App	roval of a stat	te-required Resolu	tion of No C	hiection (enabling two	o entities t	to apply for non-
competitive, 4% federal tax of	credits through	the Texas Depart	ment of House	sing and (Community	Δffaire	to apply for flori-
Amount of Funding:		. the Texas Bopart	110111 01 1 1001	mig and c	zommanney z		Budget:
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		Hone					
SOURCE OF FUNDING	[]Ge	eneral Fund	[] Grant	Fund	[] [Enterprise	Fund
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		No funding	g required				
SPECIFIC EXPLANATION:							
The Housing and Communit	v Developmer	nt Department (HC	DD) recomn	nends ani	proval of a l	Resolution	of No Objection
for two applicants seeking 49	% Housing Tax	v Credits (HTCs) fo	or the multifa	mily days	onmente lie	ted below	or No Objection
To two applicants seeking 4	70 Housing Tax	A Orealts (TTTOS) IC	n tile muitila	illy deve	obinents iis	ited below.	
The Kineite Center fo	بالسمالات	dam assatived -					
The Kissito Center for	or Healthy LIV	ving received a	similar resol	ution in	June 2014	, however	r the developer
subsequently cancelled	the project on	the original site d	ue to neighb	orhood re	sistance. A	new site is	s under contract,
and the developer is me	eeting with neigh	ghborhood groups	to obtain the	ir suppor	; early indic	cations are	positive. HCDD
is currently underwriting	g the Kissito p	roject. Upon succe	ssful comple	tion of the	e underwriti	ng process	s, HCDD intends
to provide gap financing	in support of	this development.	•			0.	
The developer of the G			requested f	unding fr	m HCDD	however o	tue to the afore
mentioned statute the	dovolonor is r	partification has not	Desclution	unung m	O'I I I CODO,	HOWEVEL C	de to the alore-
mentioned statute, the	developer is r	eduired to obtain a					to for hore one dita-
This is a \$20 million .	and the port of	i 00 illi 6	Resolution	from the	City in orac	er to qualif	fy for tax credits.
This is a \$29 million p	project, includi	ing \$9 million of	pure hard c	osts, to p	rovide exte	ensive exte	erior and interior
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TO: Mayor via City Secretary F	REQUEST FOR COU	JNCIL	ACTIOI	V		15 – Cleburne	
SUBJECT: An Ordinance authorizing a	\$2,250,000 grant of	Tax Inci	rement	Category	Page	Agenda Item	
Reinvestment Zone (TIRZ) funds between t	he City of Houston and	d an affi	liate of	#	<u>1</u> of <u>1</u>	#	
Cleburne Senior Living Center for construction						7// //	
development for seniors to be located at 22	22 Cleburne	,				111-100	
FROM:			Origina	ation Date	Agenda	Date	
Neal Rackleff, Director			_		Agonau	Duto	
Housing and Community Development Dep	artment		1	1-6-15			
DIRECTOR'S SIGNATURE:	aitment		Cours	il District affo	otod.		
				Di	strict D		
	kanne Lawson -394-6282			nd identificat il action: N//		ior authorizing	
RECOMMENDATION: Approval of an Ord	dinance authorizing a	\$2 250 (000 gran	t of Tay Incre	ment Rei	nvestment Zone	
(TIRZ) funds between the City of Houston	and an affiliate of Cle	ahurne :	Senior I	iving Center	for constr	ruction of a new	
multifamily apartment development for senio	ore to be located at 22	22 Clah	urno L	aving Center	ioi consu	uction of a new	
Amount of Funding:	ors to be located at 22	ZZ CIED	une		Einana	e Budget:	
_	250,000.00				Financ	e buuget.	
SOURCE OF FUNDING [] General F	und [] Grant Fun	d [] Enter	orise Fund	[X] O	ther	
Т	ax Increment Reinve	stment	Zone				
SPECIFIC EXPLANATION: The Housing and Community Developmen TIRZ funds to an affiliate of the Clebury development for seniors to be located at 22	ne Senior Living Cer) recom	mends (constru	Council approciation of a ne	ve a \$2,2 ew multifa	250,000 grant of amily apartment	
The development will have 112 units, with a low-income seniors. In exchange for the reat or below 60% of Area Median Income.	a mix of one-bedroom equested funds, the ov	and two wner wil	-bedroo I restrict	m floor plans 15 units spec	which wi	Il be available to tenants earning	
The development will include a 1,600-square-foot clinic for Legacy Community Healthcare which will have the capacity for two full-time medical specialists. Services will be available to residents as well as senior citizens in the neighborhood.							
The general partner and operator of the Cleburne Senior Living Center is The Montrose Center, which was created in 1978 to provide outpatient mental health care services, substance abuse treatment, and case management services in the Houston area. The Montrose Center receives approximately \$3.5 million per year in federal, state and local grants to provide its services.							
City Senior Living LLC, an affiliate of Covenant Community Capital, is the developer. Stephen Fairfield, a principal with Covenant, is a well-respected developer of affordable multifamily housing. The site at 2222 Cleburne is being donated by the Midtown TIRZ.							
Sources of Funds		Hose -	& E				
	4 454 070		f Funds	•		040 7C4 040	
	34,154,970	Hard C				\$12,764,010	
	7,011,299	Soft Co				2,365,953	
	4,500,000			Relocation		658,948	
	<u>2,250,000</u>		per Fee			<u>2,127,358</u>	
Total \$1	7,916,269	Total				\$17,916,269	
This item was reviewed by the Housing and	d Community Affairs Co	ommitte	e on No	vember 17, 20	015.		
NR:JN:RB							
Cc: City Secretary Finance Department Legal Department Mayor's Office							
REQUIRED AUTHORIZATION							
Finance Department:	Other Authorization			Other	Authoriza	ition:	