

# Housing & Community Affairs Committee

May 16, 2017

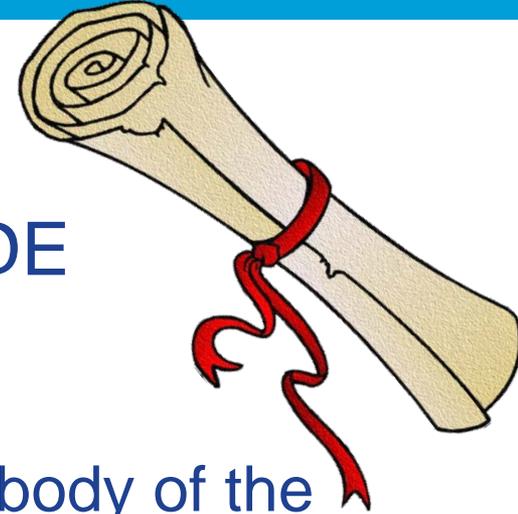


Sylvester Turner, Mayor



Tom McCasland, Director

# Petition Tax Increment Reinvestment Zone



## CHAPTER 311, TAX CODE Sec. 311.05



- ...**petition** is submitted to the governing body of the municipality or county by the **owners** of property constituting at least **50 percent** of the **appraised value** of the property in the area
- .....the project plan must provide that at least **one-third** of the tax increment of the zone be used to provide **affordable housing** during the term of the zone...



# Sources of \$46 Million

- Average annual amount: \$16 million
- \$46 million is composed of the following:
  - \$16.5 million was the starting balance in FY2007 when the city begin using the new SAP financial system.
  - \$29.5 million unallocated balance that has grown slowly from 2011 through today

# Uses of \$46 Million



## Single-Family Activities \$17,900,489

- Home repair
- New construction
- Community Land Trust
- Down payment assistance
- Activity delivery costs

# Uses of \$46 Million



## Multifamily Activities \$10,000,000

- Multifamily rehab
- New construction
- Leverage for Section 108 Loans and other HUD funds
- Activity delivery

# Uses of \$46 Million



## Land Acquisition \$10,000,000

- Strategic acquisition by LARA
- Land for both Single Family & Multifamily
- Complete Community focus

# Uses of \$46 Million



## Efforts to End Homeless \$2,000,000

- Barrier Buster funds
- Efforts leading directly to permanent homes for individuals

HCDD General Fund Dollars  
**Only \$492,996**

TIRZ Funds Support  
Administration of HCDD's  
**\$57,989,236** Annual Budget and  
**\$166,500,000** in Disaster  
Recovery Funds

# Uses of \$46 Million

|   |                |  |
|---|----------------|--|
| Affordable Housing Admin & Federal/State Grant Leveraging | \$4,614,498.70 | Costs for administering local, state and federal funded activities by HCDD                   |
| Rent/Lease  | \$850,000      | Office space for HCDD at 601 Sawyer  |
| Information Technology                                    | \$750,000      | OnBase – Hardware, software and store expenses for document tracking for compliance purposes |

# Disaster Recovery Budget Reallocations

| CDBG-DR15 Program Budget                |                        |                              |                        |
|---|------------------------|------------------------------|------------------------|
| Activities                              | Original Budget Amount | Substantial Amendment Amount | New Budget Amount      |
| Public Facilities / Infrastructure      | \$29,232,000.00        | \$11,143,507.21              | \$40,375,507.21        |
| Housing (Single Family Housing Program) | \$12,000,000.00        |                              | \$12,000,000.00        |
| Strategic Buyout                        | \$20,000,000.00        | (\$9,340,000.00)             | \$10,660,000.00        |
| Planning                                | \$2,000,000.00         | (\$1,803,507.21)             | \$196,492.79           |
| Administration                          | \$3,328,000.00         |                              | \$3,328,000.00         |
| <b>Total</b>                            | <b>\$66,560,000.00</b> | <b>\$0.00</b>                | <b>\$66,560,000.00</b> |

# Changes to 2015-2019 Consolidated Plan and Citizen Participation Plan

- 2015-2019 Consolidated Plan
  - Adding Complete Communities as local target areas
  - Updating with information about disaster related needs
- Citizen Participation Plan
  - Adding updated regulatory language

# HOME and CDBG Budget Reallocations

## HOME Investment Partnerships Program

| Budget Year Amended        | Activity                        | Budget Decrease  | Budget Increase |
|----------------------------|---------------------------------|------------------|-----------------|
| 2016                       | Multifamily Development         | (\$2,400,000.00) |                 |
| 2016                       | *Tenant Based Rental Assistance |                  | \$2,400,000.00  |
| Total HOME Budget Changes: |                                 | (\$2,400,000.00) | \$2,400,000.00  |

\*Indicates a new activity for the Plan year

## Community Development Block Grant (CDBG)

| Budget Year Amended        | Activity             | Budget Decrease | Budget Increase |
|----------------------------|----------------------|-----------------|-----------------|
| 2013                       | Lead Based Paint     | (\$63,578.31)   |                 |
| 2013                       | Economic Development | (\$176,421.69)  |                 |
| 2013                       | *Housing Services    |                 | \$240,000.00    |
| Total CDBG Budget Changes: |                      | \$240,000.00    | \$240,000.00    |

\*Indicates a new activity for the Plan year

# Housing Assistance Programs

## **\$2.4 Million HOME Funds**

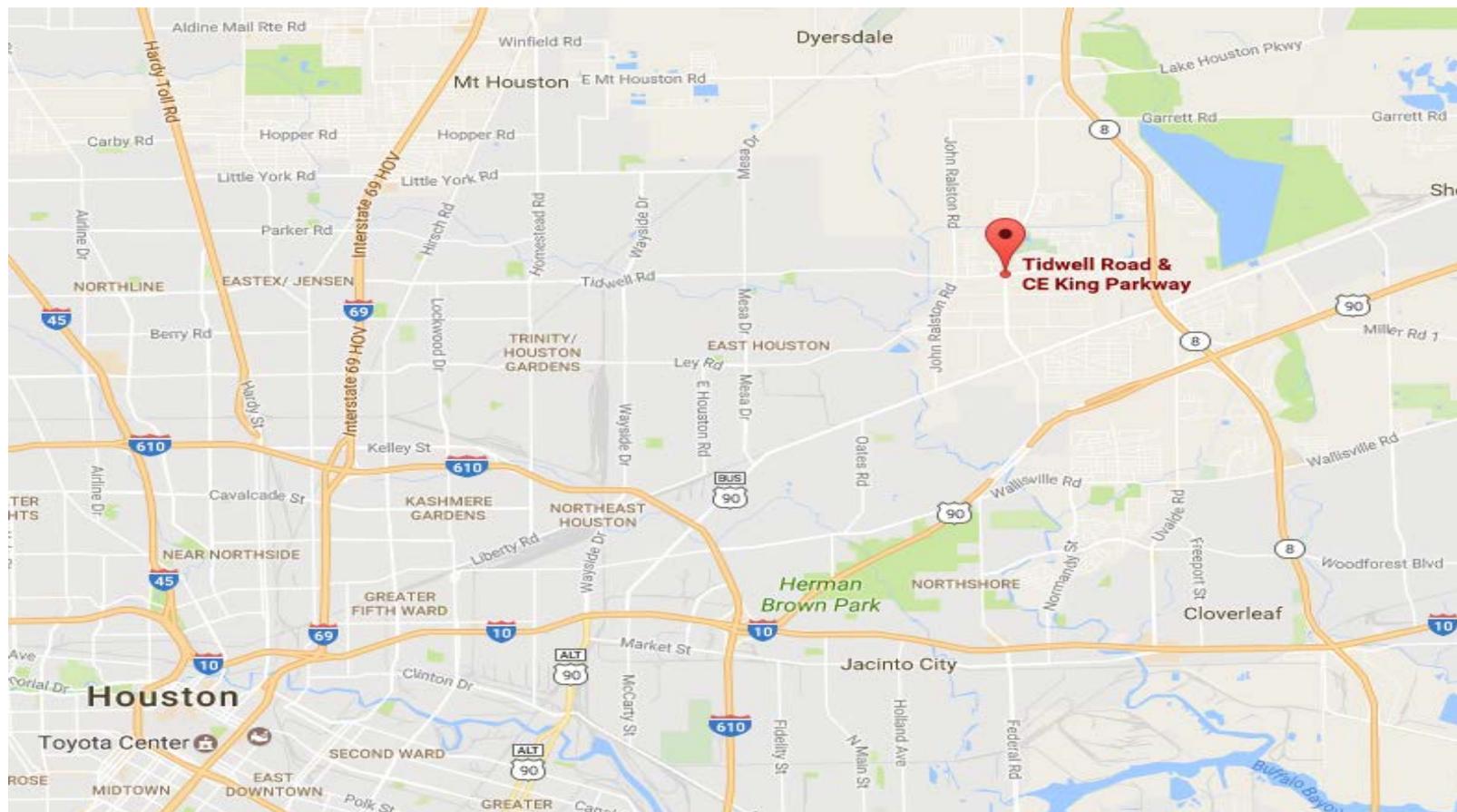
- Fund Financial Assistance Intermediary for chronically homeless
- Help cover gap from HUD budget shortfall
- Provide rent and utility assistance
- Serve up to 250 families

## **\$1 Million TIRZ Funds**

- Fund voucher mobility program
- Allow families with at least one child aged 4-8 to move to areas zoned to excellent elementary schools
- Family must already have a Housing Choice Voucher

# The Vireo Apartments

## Tidwell and CE King Parkway - ETJ



Non-Competitive 4% Tax Credit Applicant

# Housing & Community Affairs Committee Director's Report

May 16, 2017



Sylvester Turner, Mayor



Tom McCasland, Director

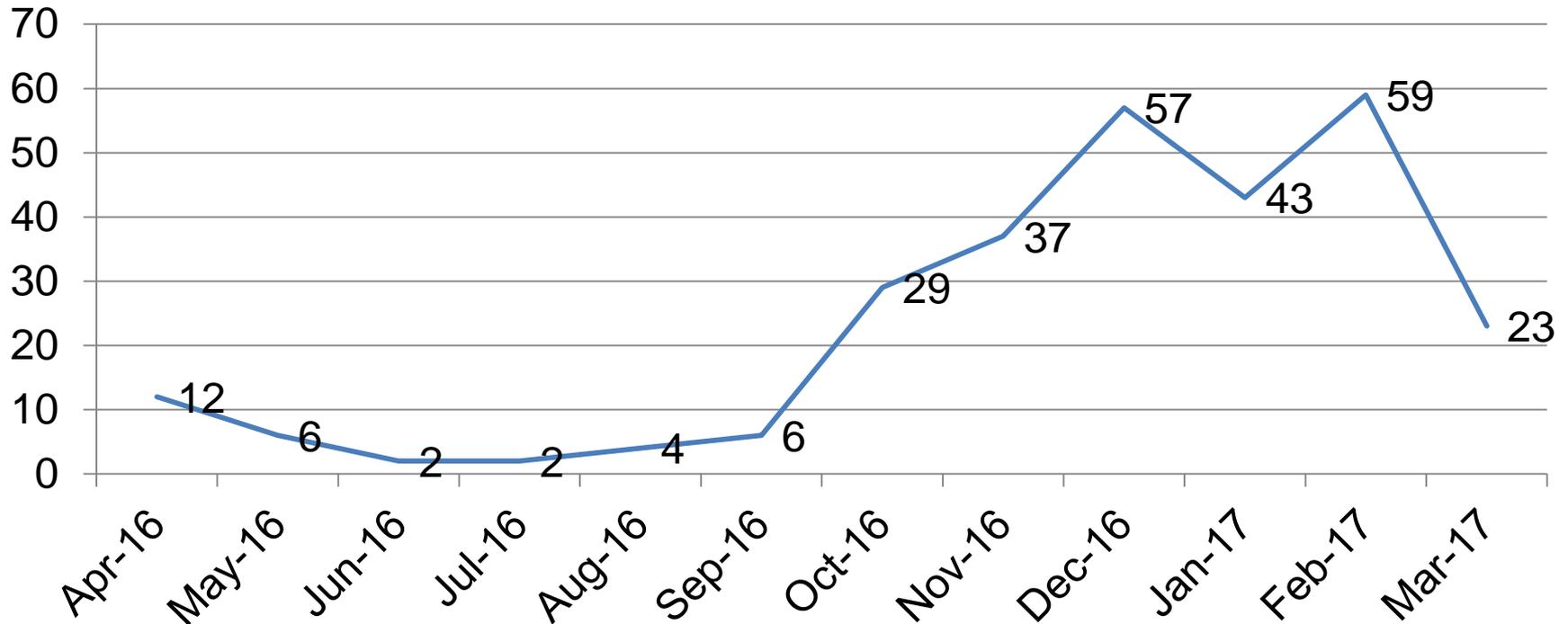
# Blue Tarp Initiative Progress Report

## As of 05/11/2017

| Status Report              |   |     |   |     |   |   |   |    |    |   |    | Count        |
|----------------------------|---|-----|---|-----|---|---|---|----|----|---|----|--------------|
| <b>Intake Applications</b> |   |     |   |     |   |   |   |    |    |   |    | <b>1,226</b> |
| Completed Applications     |   |     |   |     |   |   |   |    |    |   |    | 465          |
| No Response                |   |     |   |     |   |   |   |    |    |   |    | 150          |
| Ineligible                 |   |     |   |     |   |   |   |    |    |   |    | 360          |
| In Progress                |   |     |   |     |   |   |   |    |    |   |    | 119          |
| Title Issues               |   |     |   |     |   |   |   |    |    |   |    | 37           |
| Tax Issues                 |   |     |   |     |   |   |   |    |    |   |    | 37           |
| Declined Services          |   |     |   |     |   |   |   |    |    |   |    | 25           |
| Tax and Title Issues       |   |     |   |     |   |   |   |    |    |   |    | 33           |
| Council District           | A | B   | C | D   | E | F | G | H  | I  | J | K  | Total        |
| Completed                  | 9 | 192 | 5 | 149 | 5 | 0 | 0 | 62 | 18 | 1 | 24 | 465          |
| No Response                | 1 | 26  | 0 | 55  | 3 | 2 | 0 | 38 | 15 | 0 | 10 | 150          |

# Home Repair & Blue Tarp Programs

**Total Homes Served in Past 12 Months: 270**

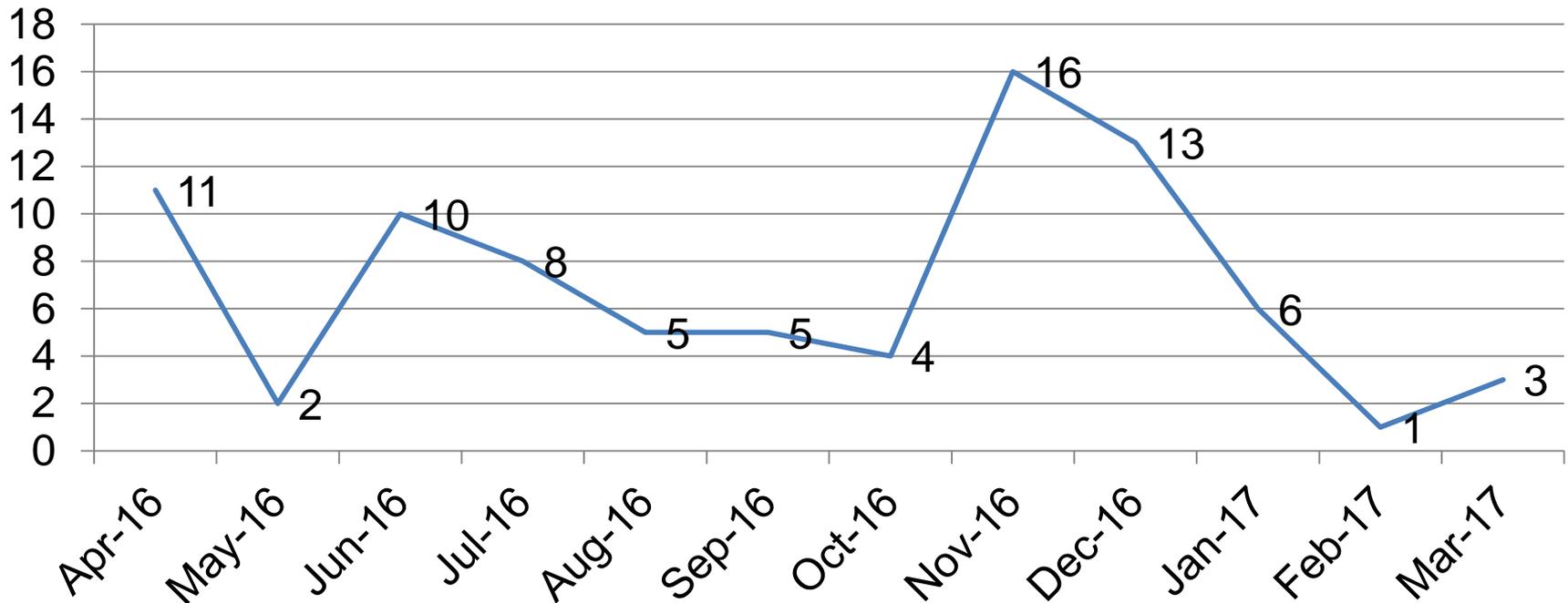


**Total Cost of Repairs: \$1,673,646**

**Total Admin: \$251,047 (15%)**

# Disaster Recovery 2 Single-Family Home Program

**Total Homes Completed in Past 12 Months: 84**

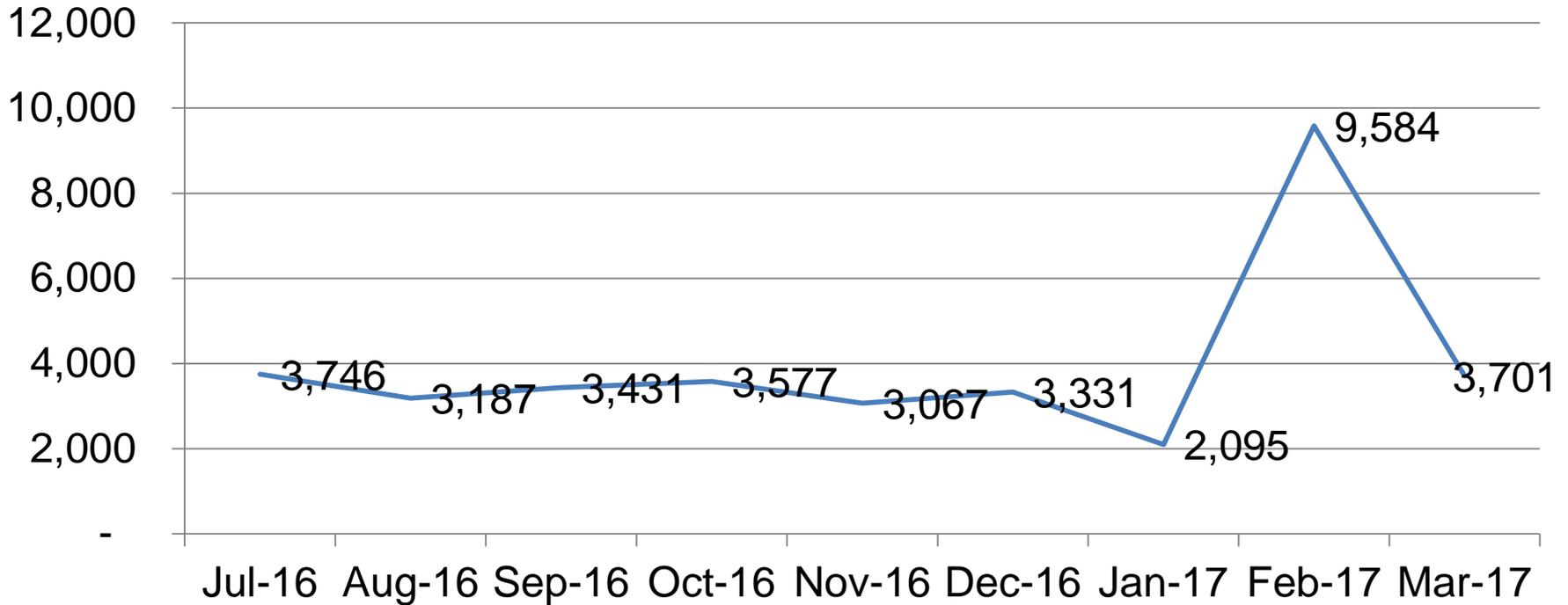


**Expenditures: \$8,937,433**

**Admin & Project Delivery: \$2,186,434 (24%)**

# Public Services

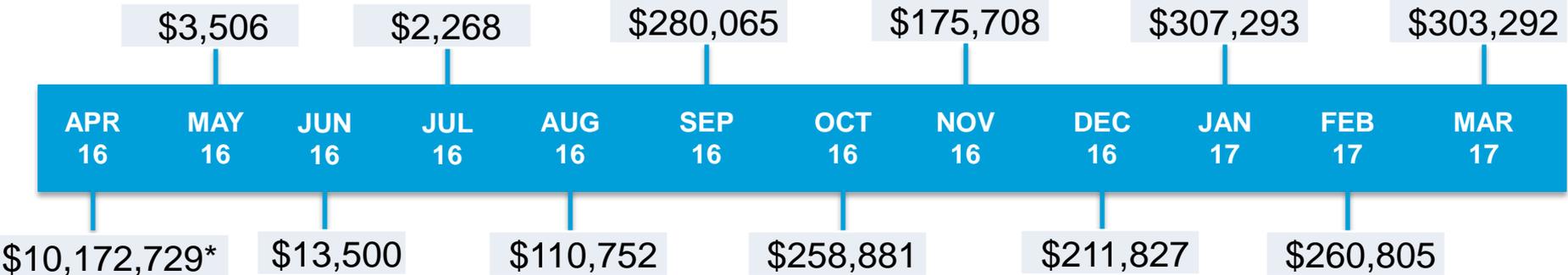
## Number of Clients Served by Month



Total Expenditures: \$17,964,677

Total Admin & Project Delivery: \$435,822 (2%)

# Public Facilities Expenditures by Month



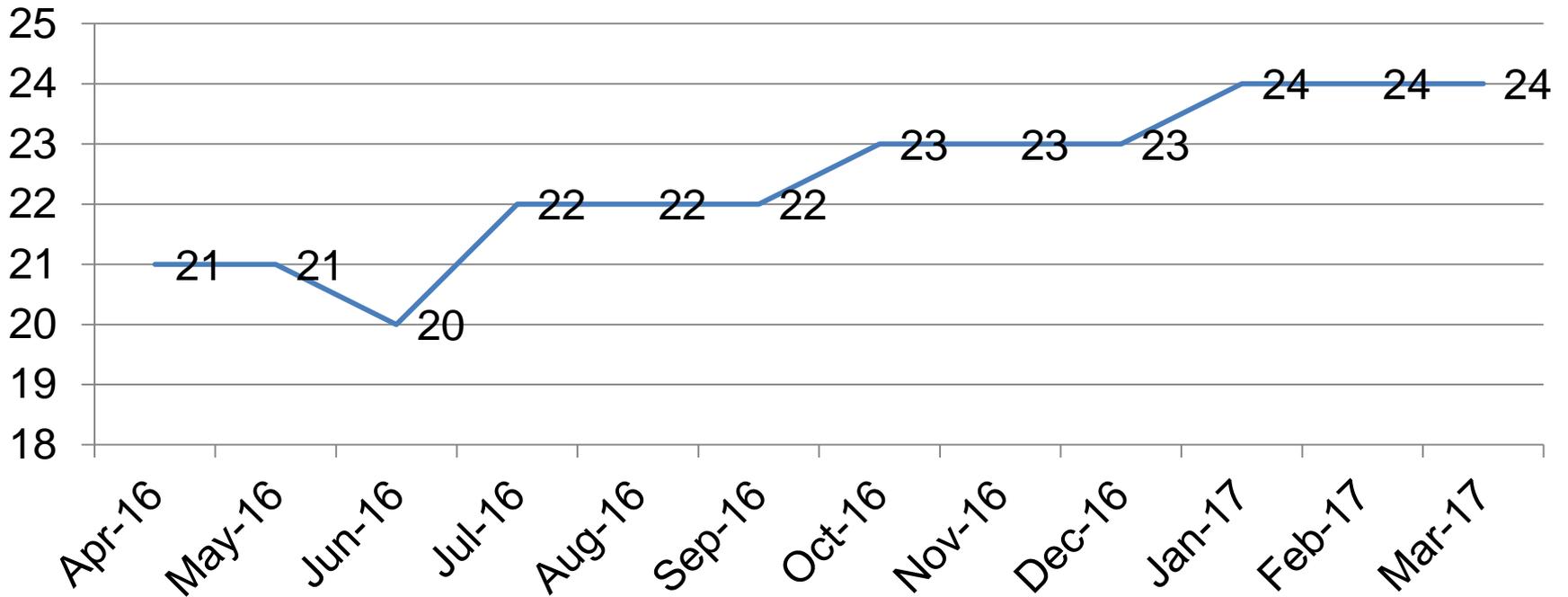
\* 3 Major Acquisitions

Total Expenditures: \$12,896,197

Total Admin & Project Delivery: \$795,571 (6%)

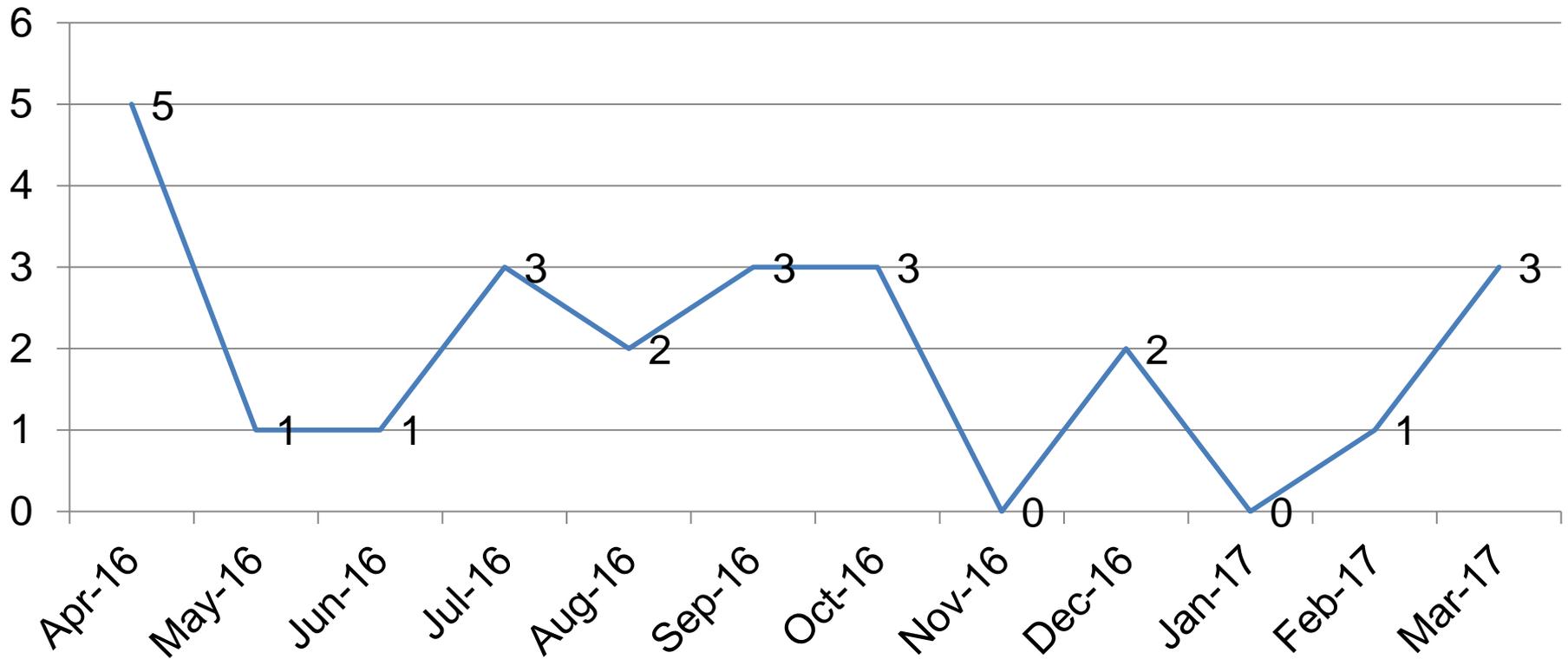
# Public Facilities

## Unduplicated Projects by Month



# Homebuyer Assistance Program

**Total Homeowners Assisted in Past 12 Months: 24**

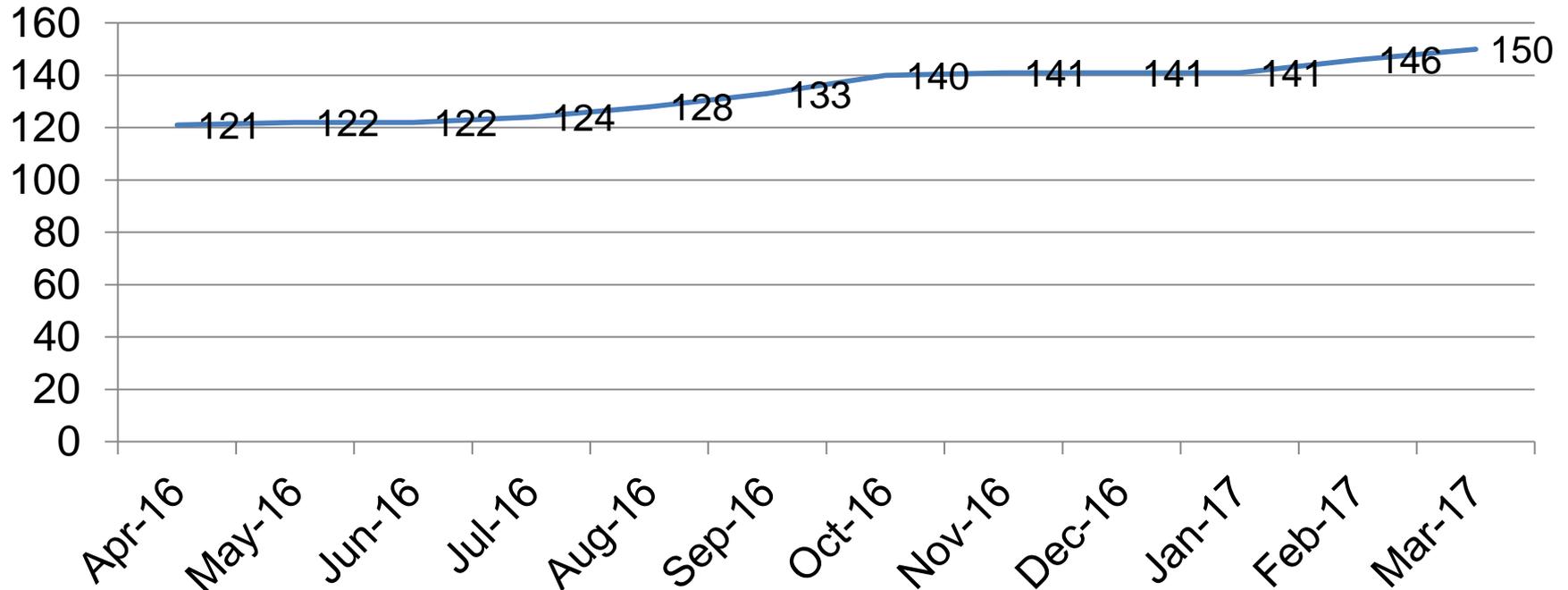


**Total Expenditures to Date: \$360,036**

**Total Admin: \$285,003 (79%)**

# Multifamily Housing Programs

## Housing Units Per Month



Total Expenditures: \$14,109,385

Total Admin & Project Delivery: \$783,896 (5%)



2017 Houston BRAVO Award

# Brenda Arnold Scott

Deputy Director  
Planning and Grants  
Management

## Retiring

# What An Accomplished Career Looks Like

**28.7**

Years of  
Services



**100,000**

Affordable Homes  
Created

**\$2**

**Billion**

Federal & Local  
Funds Secured

**\$200**

**Million**

Liabilities  
Mitigated

**1.5**

**Million**

Houstonians  
Served

# A Lasting Legacy

**1988**

Hired by Legal  
as paralegal  
assisting  
General  
Council for  
HCDD

**1990**

Accepted  
promotional  
transfer to  
Housing  
Department

**2011**

Created  
Planning and  
Grants  
Management  
Division of  
HCDD

**2015**

Promoted to  
Deputy  
Director of  
Housing  
Department



8 promotions in 28 years

# The Sky's the Limit



Thank you Brenda, for making us better,  
changing lives, and leaving a legacy  
of excellence.  
Love,  
Your Team



# THANK YOU



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