

Housing & Community Affairs Committee

August 15, 2017

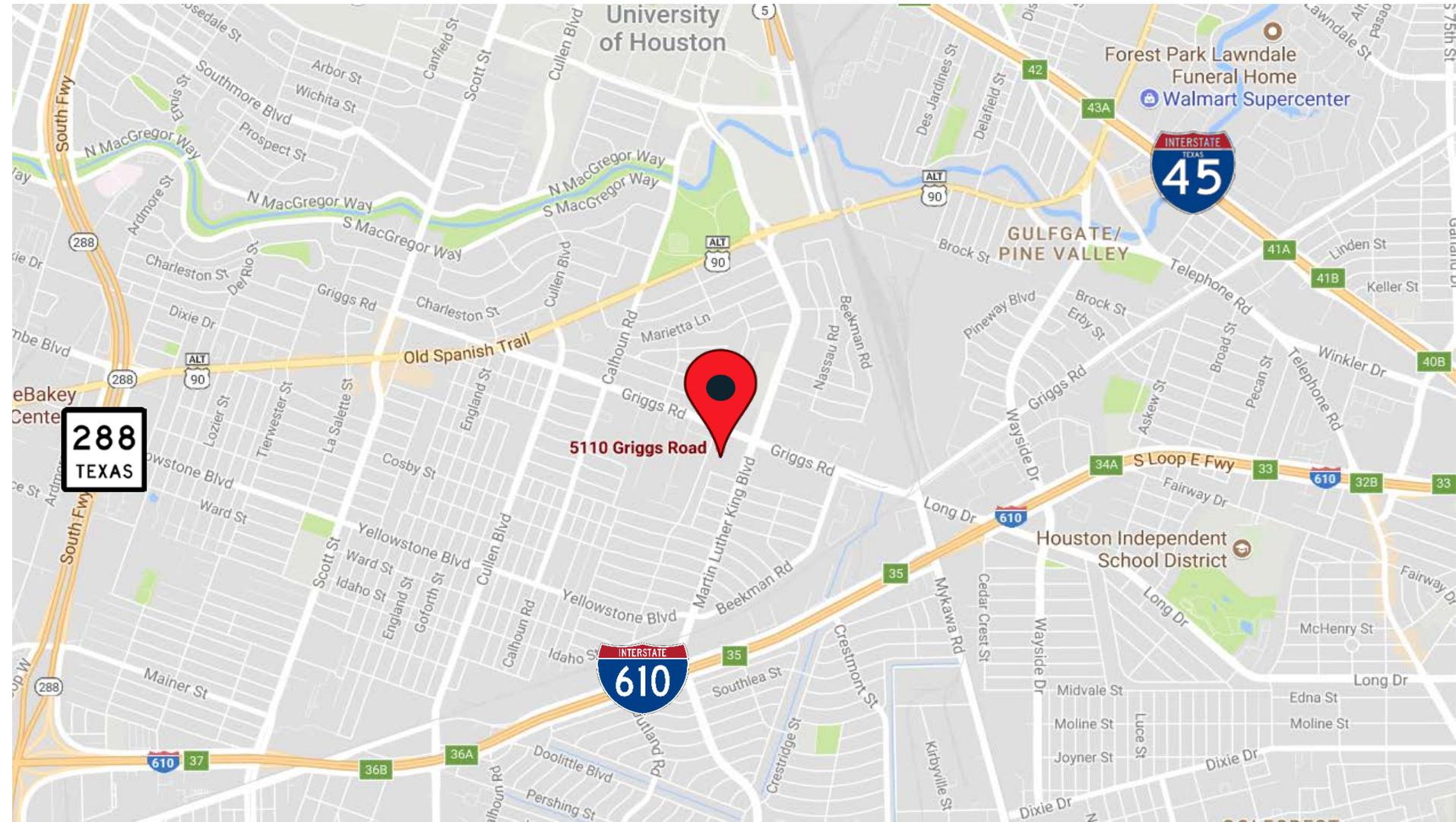


Sylvester Turner, Mayor



Tom McCasland, Director

Village at Palm Center



Village at Palm Center

Total Project Cost: \$47,301,485

COH Funding: \$16,800,00

District: D



Village at Palm Center



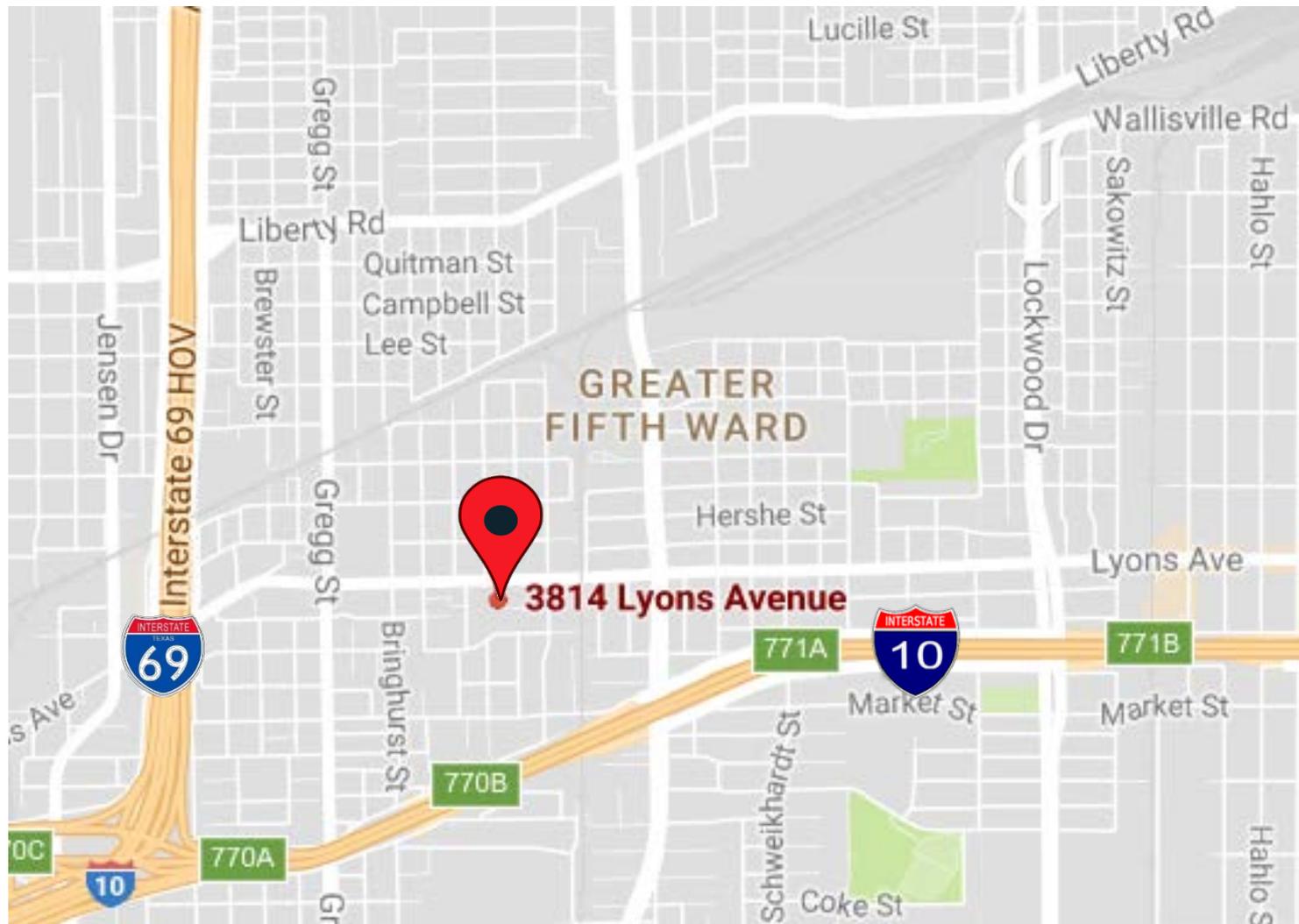
Village at Palm Center



Village at Palm Center

- Development is 90% complete
- Faces nearly \$6 million gap due to increases in construction and demolition cost
 - \$4 million contributed from developer fee
 - \$500,000 added from change to 80% rents
 - \$1.5 million proposed in additional CDBG-DR funding

Pleasant Hill Village



Pleasant Hill Village

Total Project Cost: \$3,577,201

COH Funding: \$3,267,201

District: B



Pleasant Hill Village

- Rehabilitation project for 165-unit senior development in Fifth Ward
 - Additional \$1 million proposed grant results from restructuring the deal to reduce overall cost
 - Cost per unit for CoH is \$18,286

Houston Housing Finance Corp.

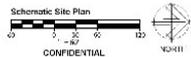
District: D

Parking Summary		
TOTAL SITE AREA:	10.58 Ac.	
HEB BUILDING AREA:	± 72,500 SF	
PARKING WITHIN 300 FT:	269	
TOTAL PARKING COUNT:	471	1:154
COUNT REQUIRED FOR 1:175:	415	+58
COUNT REQUIRED FOR 1:200:	363	+131
COUNT REQUIRED BY CODE:	290	1:250



Land Use Summary	
HEB Area:	10.58 Acres

Cart Corral Requirements		
	SAFD	HFD
STORES UNDER 75K SF	25	30
STORES BETWEEN 75K-105K SF	30	35
PLUS STORES	35	40



1st
FLOOR

SH 288 / N MacGregor Way
Schematic Site Plan



DATE: SEP 7, 2015
DRAWN BY: [Name]
SCALE: 1"=80'



AERIAL IMAGE
NOT TO SCALE



HHFC Lease

- Lease with option to purchase includes
 - 9.177 acres to be purchased from HCC
 - 2.944 acres already owned by CoH
- Annual lease payments are \$600,000 from years 3-9, and escalate to \$660,000 for years 10-30
- HHFC will pay \$325,000 of additional lease payment for every year property remains tax exempt.

HHFC Purchase Option

- After one year, HHFC will have the right to purchase the land for
 - \$13.85 million plus
 - \$34.65 per square foot for the developable land from the 2.944 owned by CoH

Priority for Repayment

- City will fully recoup \$8.8 million of EDI grant funds for use in other developments
- \$5.062 million in Section 108 Loans will be amortized over 20 years

Housing & Community Affairs Committee Director's Report

August 15, 2017



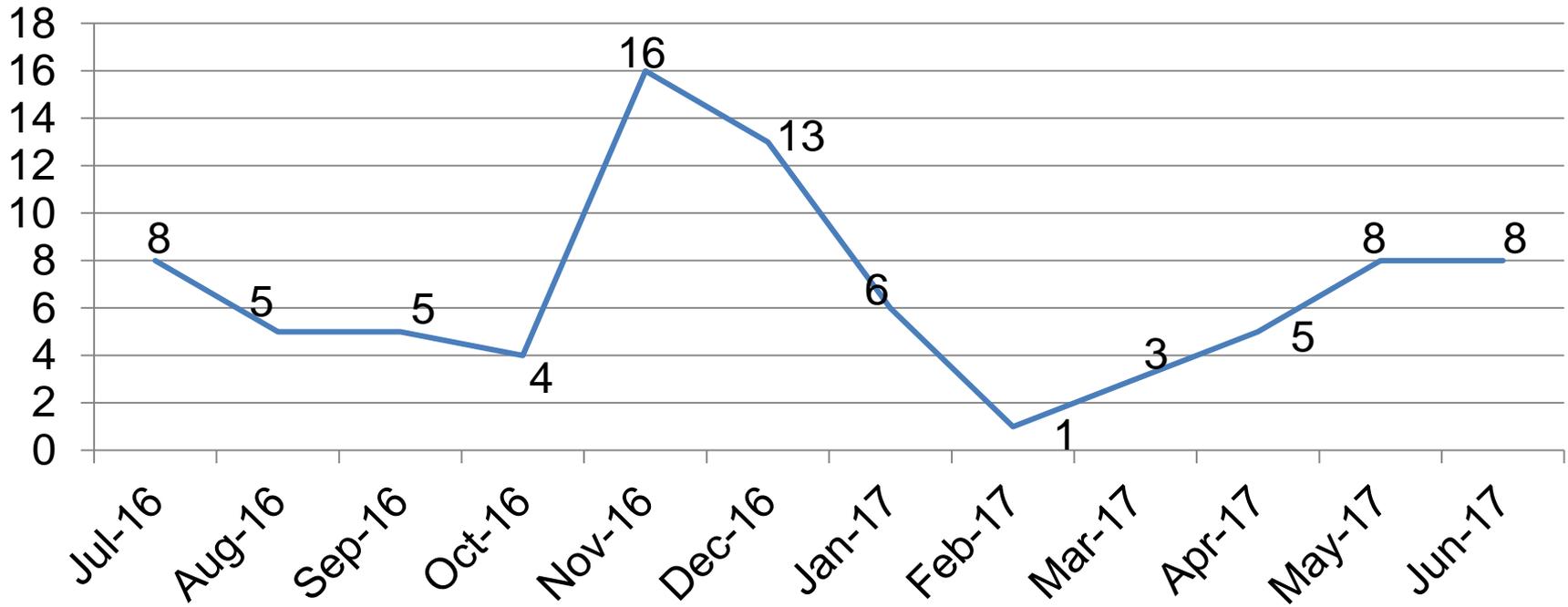
Sylvester Turner, Mayor



Tom McCasland, Director

Disaster Recovery 2 Single-Family Home Program

Total Homes Completed in Past 12 Months: 74

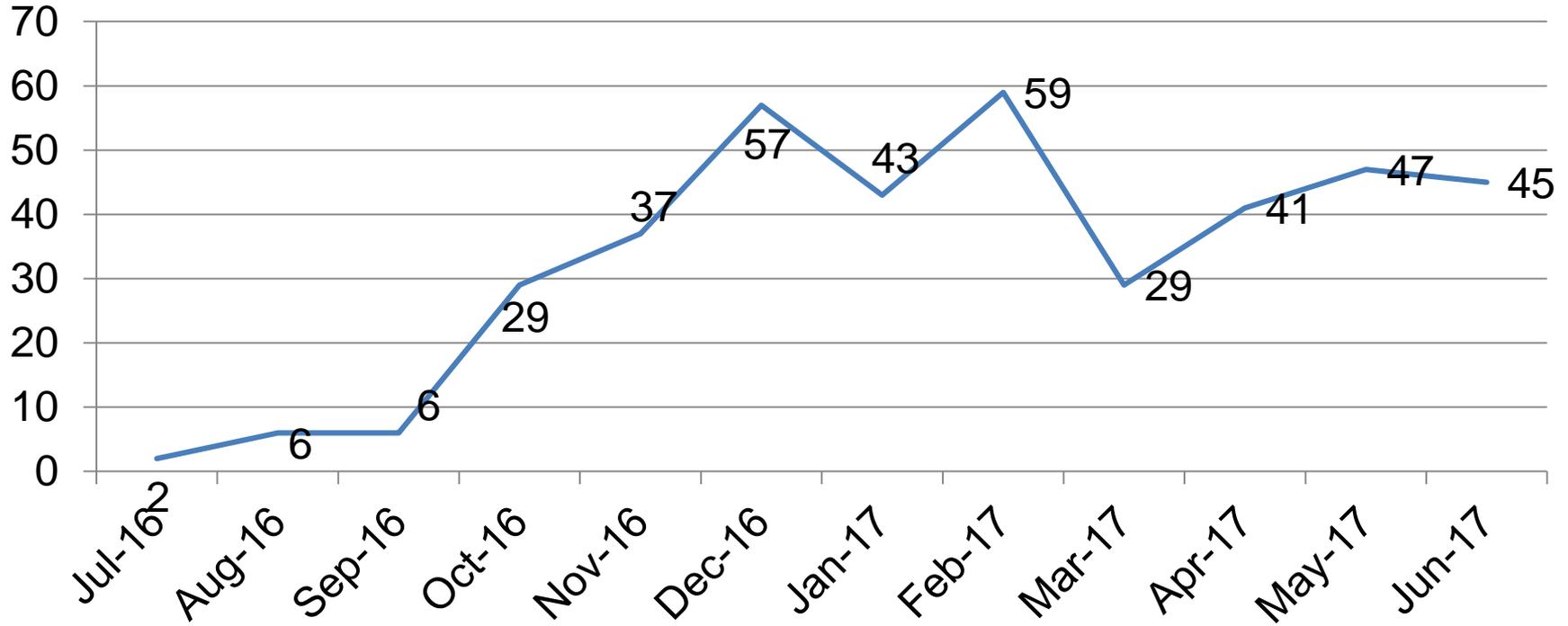


Expenditures: \$7,875,142

Admin & Project Delivery: \$2,056,054 (26.1%)

Home Repair Program

Total Homes Served in Past 12 Months: 399



Total Cost of Repairs: \$3,346,300.70

Total Admin: \$278,054.63 (8.3%)

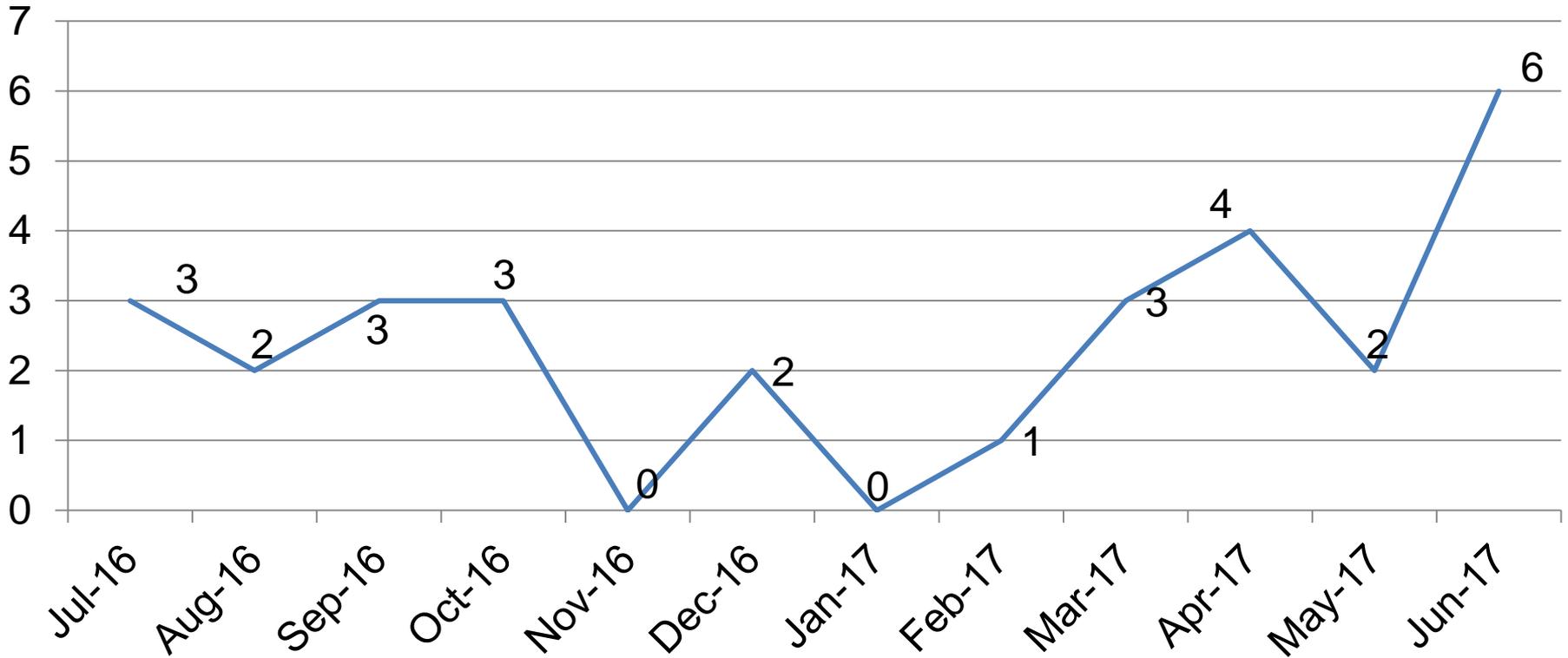
Blue Tarp Initiative Progress Report

As of 08/11/2017

Status Report											Count	
Intake Applications											1,826	
Completed Applications											708	
Ineligible & No Response											917	
Applications Under Review											128	
Title Issues											20	
Tax Issues											10	
Declined Services											27	
Tax and Title Issues											16	
Council District	A	B	C	D	E	F	G	H	I	J	K	Total
Completed	30	711	11	570	22	9	0	255	101	10	107	557
No Response	1	26	0	55	3	2	0	38	15	0	10	150

Homebuyer Assistance Program

Total Homeowners Assisted in Past 12 Months: 29

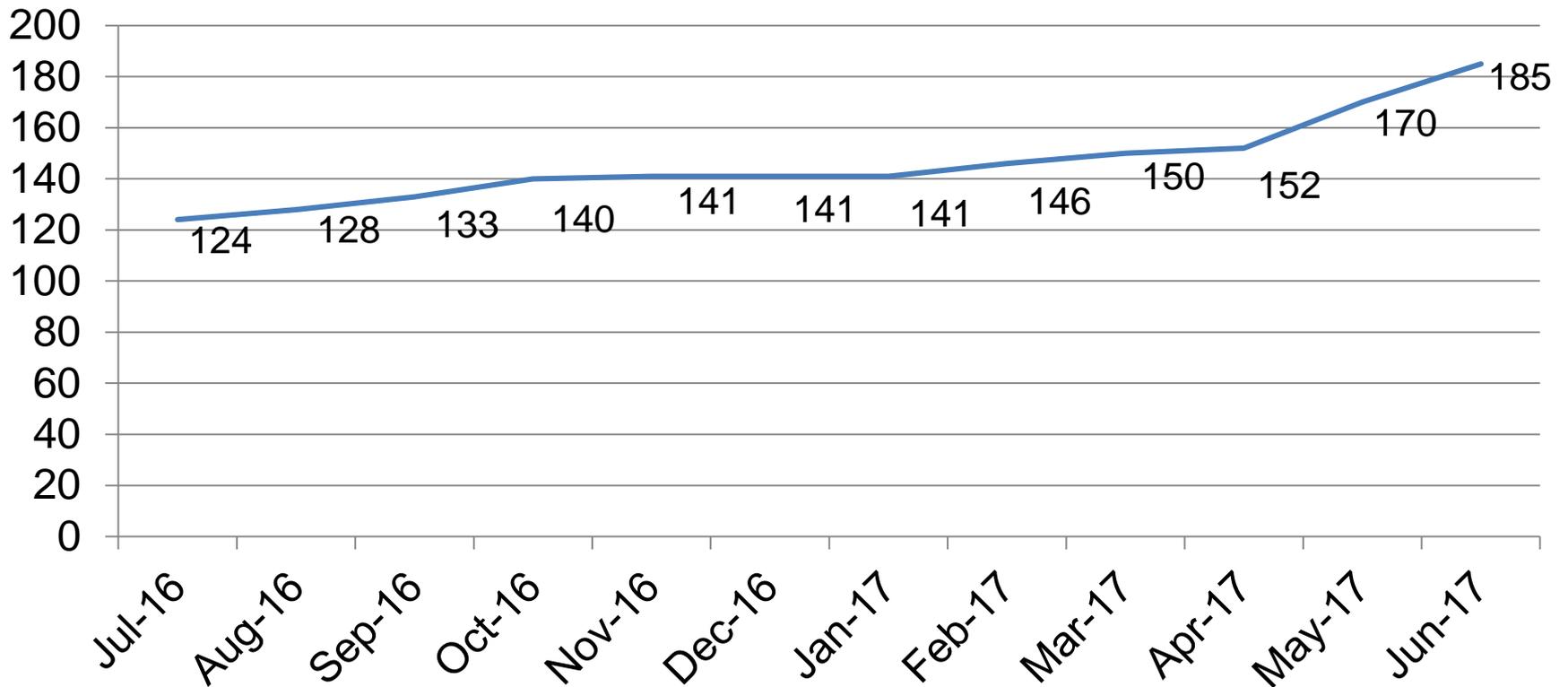


Total Expenditures to Date: \$493,974

Total Admin: \$262,073 (53%)

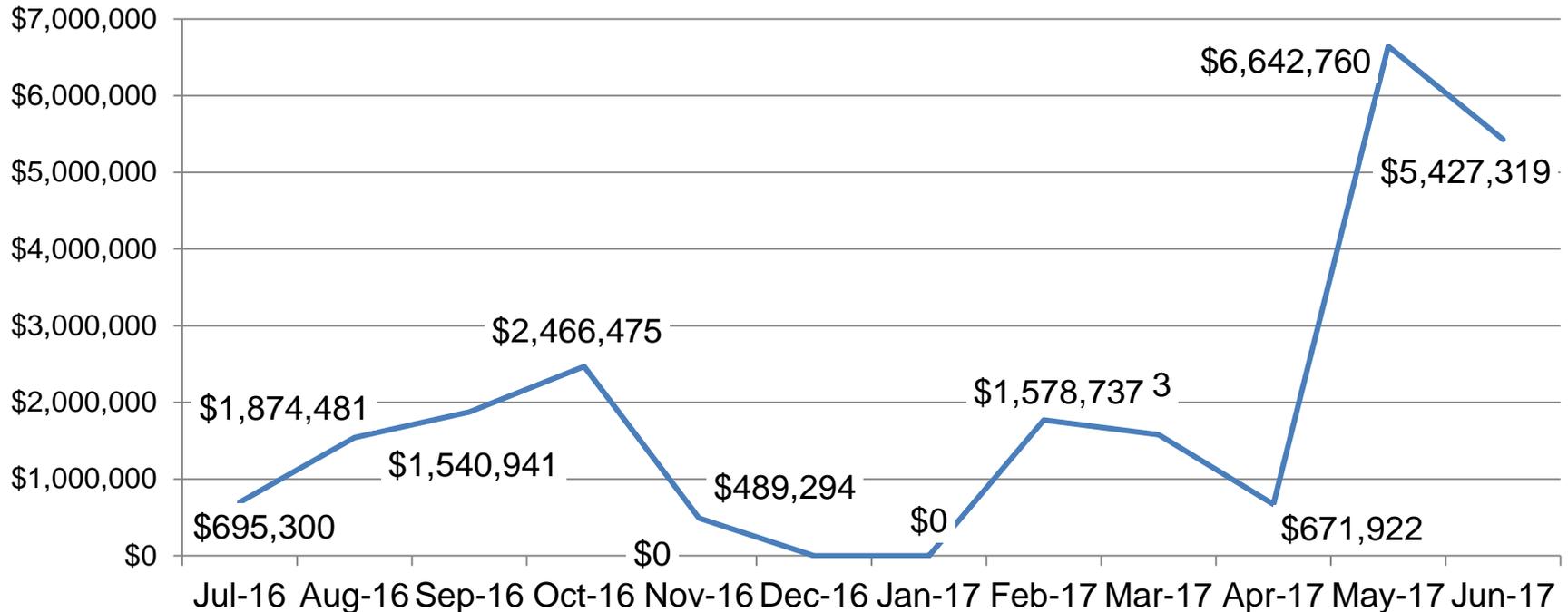
Multifamily Housing Programs

Housing Units Per Month



Multifamily Housing Programs

Expenditures Per Month

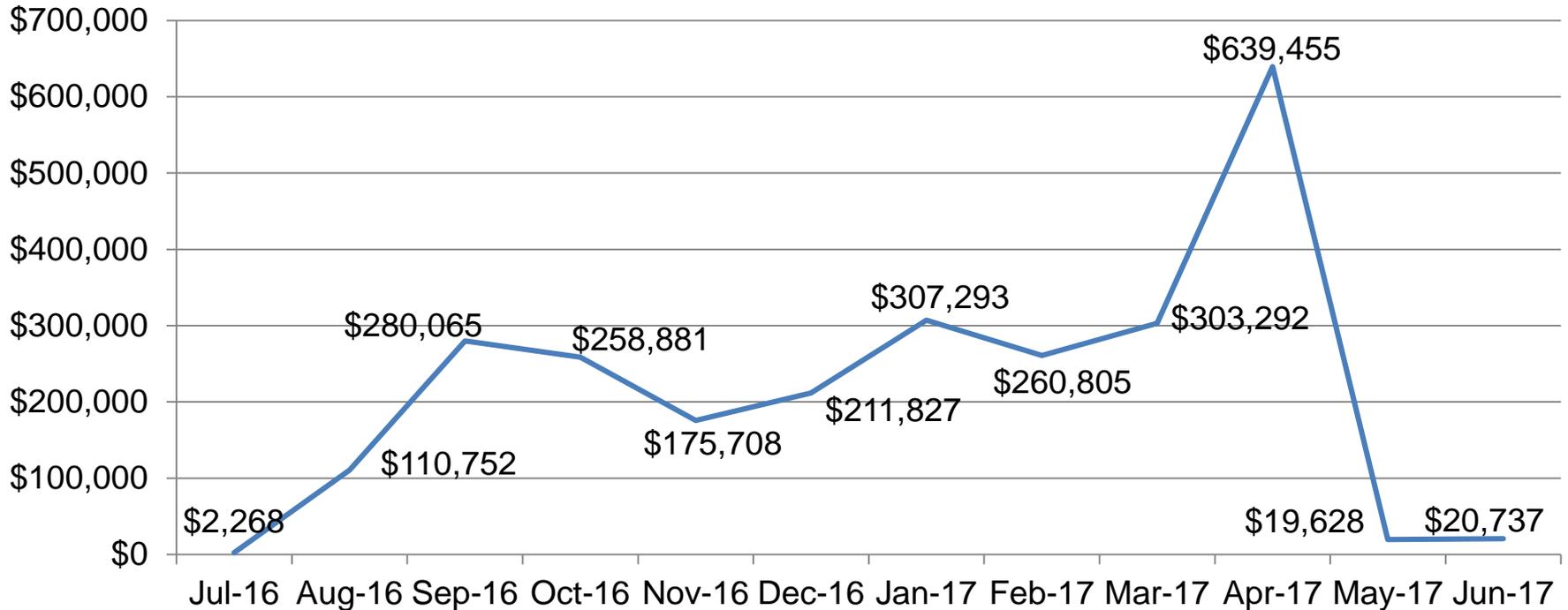


Total Expenditures: \$17,729,873

Total Admin & Project Delivery: \$730,026 (4.1%)

Public Facilities

Program Expenditures by Month



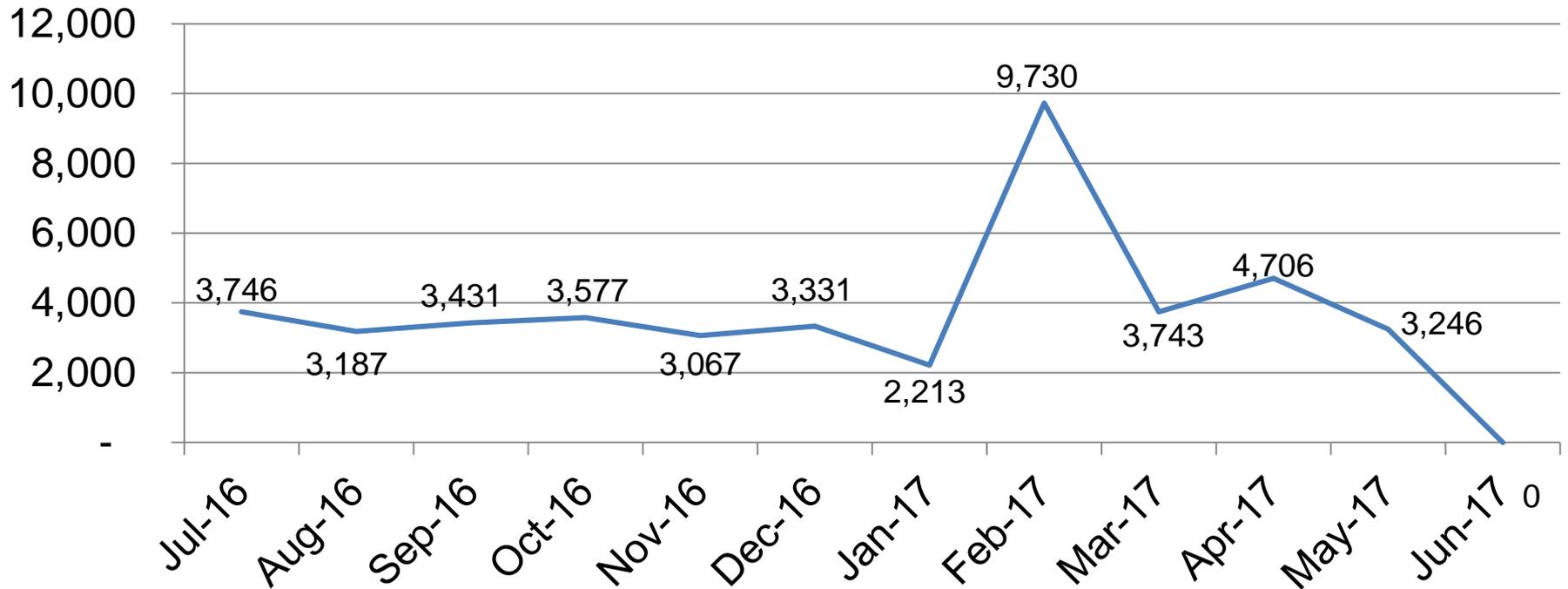
Total Expenditures: \$2,590,711

Current Projects: 24

Total Admin & Project Delivery: \$791,420 (30.5%)

Public Services

Number of Clients Served by Month



Total Expenditures: \$19,183,339

Total Admin: \$587,782 (2.9%)

Preview of Projects in Development

- Star of Hope
- New Hope Housing at Reed Road
- SER-Ninos Children's Library
- SER-Jobs for Progress

Star of Hope





Star of Hope

Total Project Cost: \$58.7M
COH Funding: \$800,000
District D



Star of Hope



Star of Hope



NHH at Reed Road

Total Project Cost: \$31,197,200

COH Funding: \$10,100,000

District: D



SER-Ninos Library



SER-Ninos Library

Total Project Cost: \$3.4 Million
COH Funding: \$2 Million
District J



SER-Jobs for Progress



District I
City Investment: \$5.5 Million
Project Cost: \$10.4 Million



September 19 • 8:30 AM
1710 Telephone Road
Formal Invitation to Follow

THANK YOU



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