

Housing & Community Affairs Committee

September 18, 2018



Sylvester Turner, Mayor



Tom McCasland, Director

Item II.a.:

Contract for Outreach, Intake and Case Management (OICM) Services (All Districts)

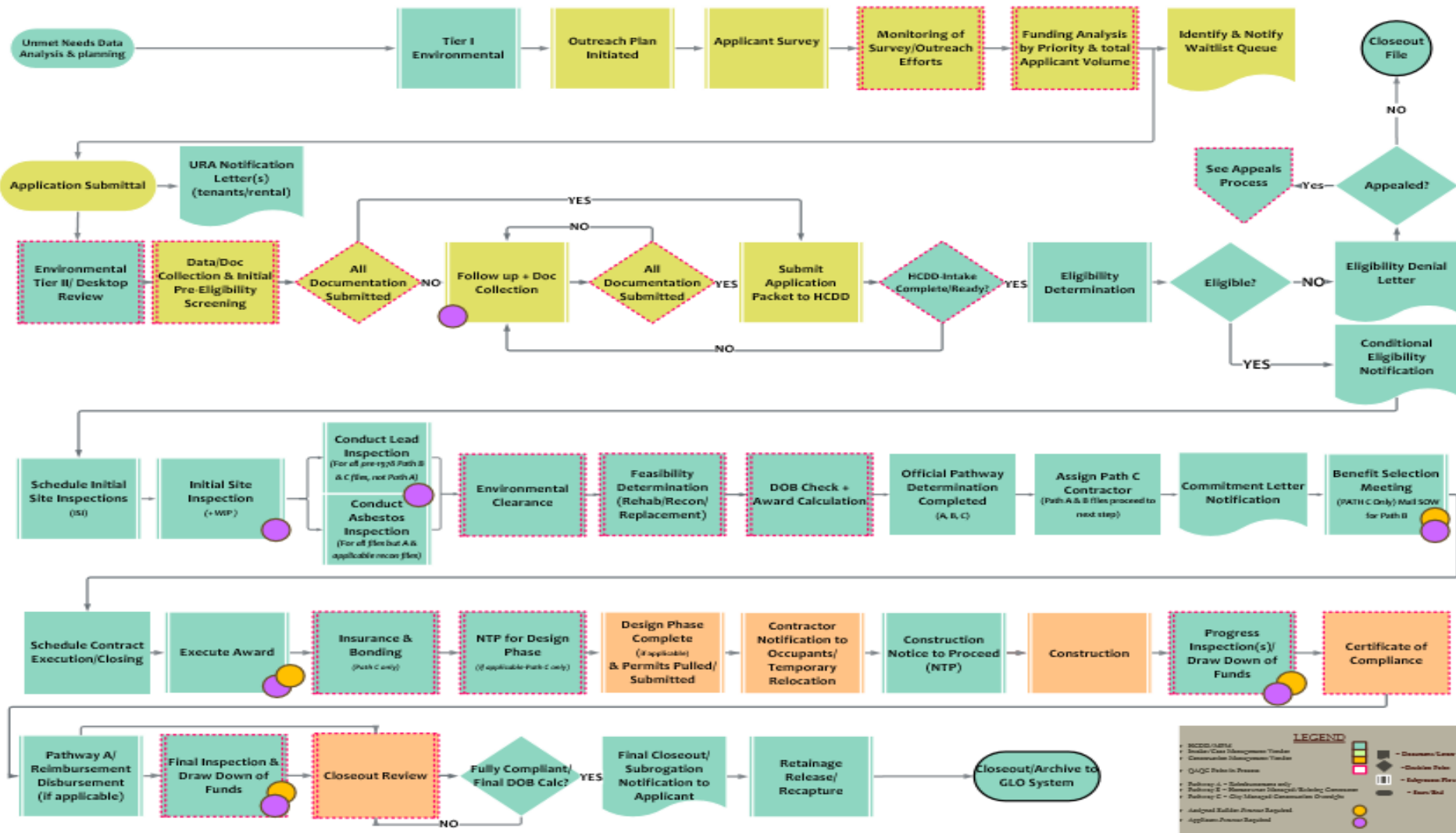
- HCDD recommends Council approval of an Ordinance awarding a contract for OICM services for one year (with two one-year renewal options) not to exceed \$27,374,254
- Services will include outreach and marketing, applicant surveys, intake services, case management and limited legal services for owners and renters
- The contractor is required to bring in non-profit(s) working in the community to handle at least 25% of the work

Item II.b.: HCD18-79

Information Management Systems (IMS) for Disaster Recovery Activities (All Districts)

- HCDD and HITS recommend Council approval of an Ordinance awarding a three year contract (with two one-year renewal options) to I&I Software Inc. in an amount not to exceed \$1,640,000
- I&I Software Inc. will design, build, maintain and support an Information Management System (IMS)
- The IMS will be used by the City, its contractors, sub-contractors and applicants to track and report all program information, drive work processes and manage financial data
- The IMS will satisfy all HUD, GLO and City requirements for the program

HCDD -DR Build It Forward (End to End Workflow)



Item II.b.: HCD18-79

Information Management Systems (IMS) for Disaster Recovery Activities (All Districts)

	Cost over 5 Years	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Grantcare Software Costs	\$840,000	\$545,000	\$70,000	\$85,000	\$85,000	\$55,000
Ongoing Support & Development	\$800,000	\$400,000	\$200,000	\$100,000	\$50,000	\$50,000
Total Cost	\$1,640,000	\$945,000	\$270,000	\$185,000	\$135,000	\$105,000

Item III.a.: HCD18-82

Substantial Amendment for Community Development Block Grant (CDBG) Budgets (All Districts)

- HCDD requests approval to amend the CDBG Program Summary Budgets totaling \$2,031,295 under 2008, 2010 and 2014 Annual Action Plans
- HUD requires the City to amend components of its Consolidated Plan / Annual Action Plan when a reallocation of funds increases or decreases the budget of an activity by more than 25%
- The following amendments are necessary to reallocate funds no longer needed for a multifamily development

Item III.a.: HCD18-82

Substantial Amendment for Community Development Block Grant (CDBG) Budgets (All Districts)

HUD Year	Change	Action Plan Activity	Amount
2008	Decrease	Deluxe Theater	\$ (9,988.00)
2008	Increase	Neighborhood Facilities Improvements	\$ 9,988.00
2010	Decrease	Deluxe Theater	\$ (21,307.29)
2010	Increase	Public Facilities and Improvements (Community Facilities) - Unallocated	\$ 21,307.29
2014	Decrease	Multifamily Housing (Pleasant Hill)	\$ (2,000,000.00)
2014	Increase	Public-Facilities and Improvements	\$ 2,000,000.00

Item IV.a.: HCD18-81

Acceptance of Homeless Housing and Services Program (HHSP) Grant (All Districts)

- HCDD recommends Council approval of a Contract between the City of Houston and the TDHCA and accepting a \$1,320,816 HHSP grant
- Funding must be used towards eliminating or preventing homelessness such as construction, development, procurement of housing, rehabilitation of structures, direct services and case management
- The State provides funding to the eight largest cities in Texas for this activity

Item IV.b.: HCD18-77 SEARCH Homeless Services, Inc. (All Districts)

- HCDD recommends approval of a contract totaling \$750,000 (in HHSP and TIRZ) funds with SEARCH Homeless Services, Inc. for a Homeless Services Program
- Through this contract, SEARCH will provide Mobile Outreach/Welcome Center and Housing Case Management services to 1,675 persons
- Services include on the spot housing assessments, referrals to medical and mental healthcare and substance abuse services

Item V.a.: HCD18-71 Park Yellowstone (District D)

- HCDD recommends Council approval of an Ordinance authorizing \$4,600,000 in CDBG-DR2 funds for multifamily housing
- The City's funds will be loaned to Yellowstone Boulevard LLC to acquire and rehabilitate a 210-unit affordable multifamily property at 3322 Yellowstone Boulevard
- Income Restrictions: 147 units at 60% AMI and 63 units at 50% AMI

Item V.a.: HCD18-71 Park Yellowstone (District D)



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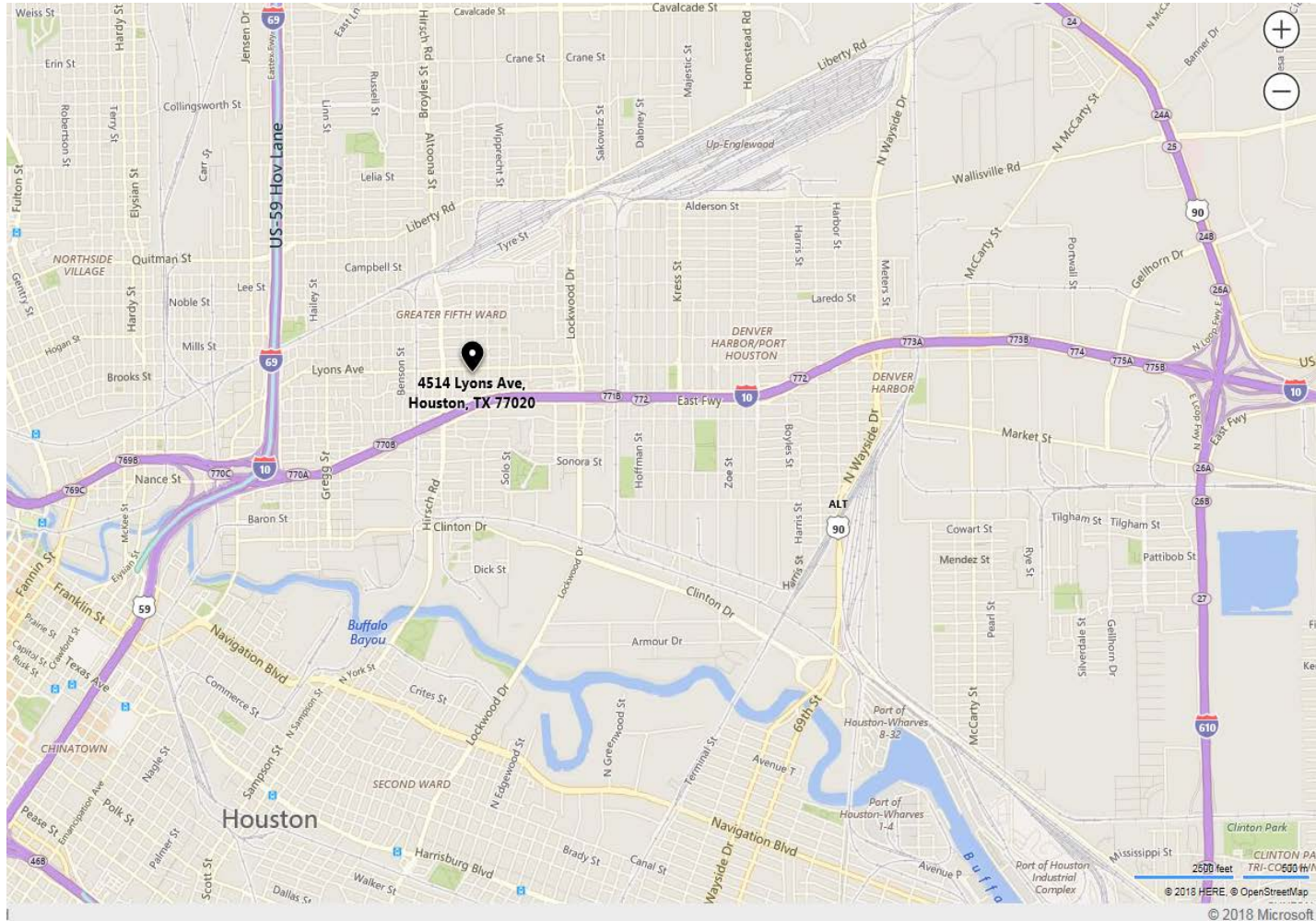


Item V.b.: HCD18-78 St. Elizabeth Place (District B)

- HCDD requests Council approval of an Ordinance authorizing \$4,250,000 in CDBG-DR loan funds for construction of an 85-unit multifamily property at 4514 Lyons Ave., Houston, Texas 77020
- The City's funds will be loaned to St. Elizabeth Place LP, for the adaptive reuse of St. Elizabeth Hospital, including the acquisition and conversion of the historical site
- Income Restrictions: 68 units at 60% AMI
- Additional cost due to conversion of a historic building is born by \$3.9 million of State Historic Tax Credits

Item V.b.: HCD18-78

St. Elizabeth Place (District B)



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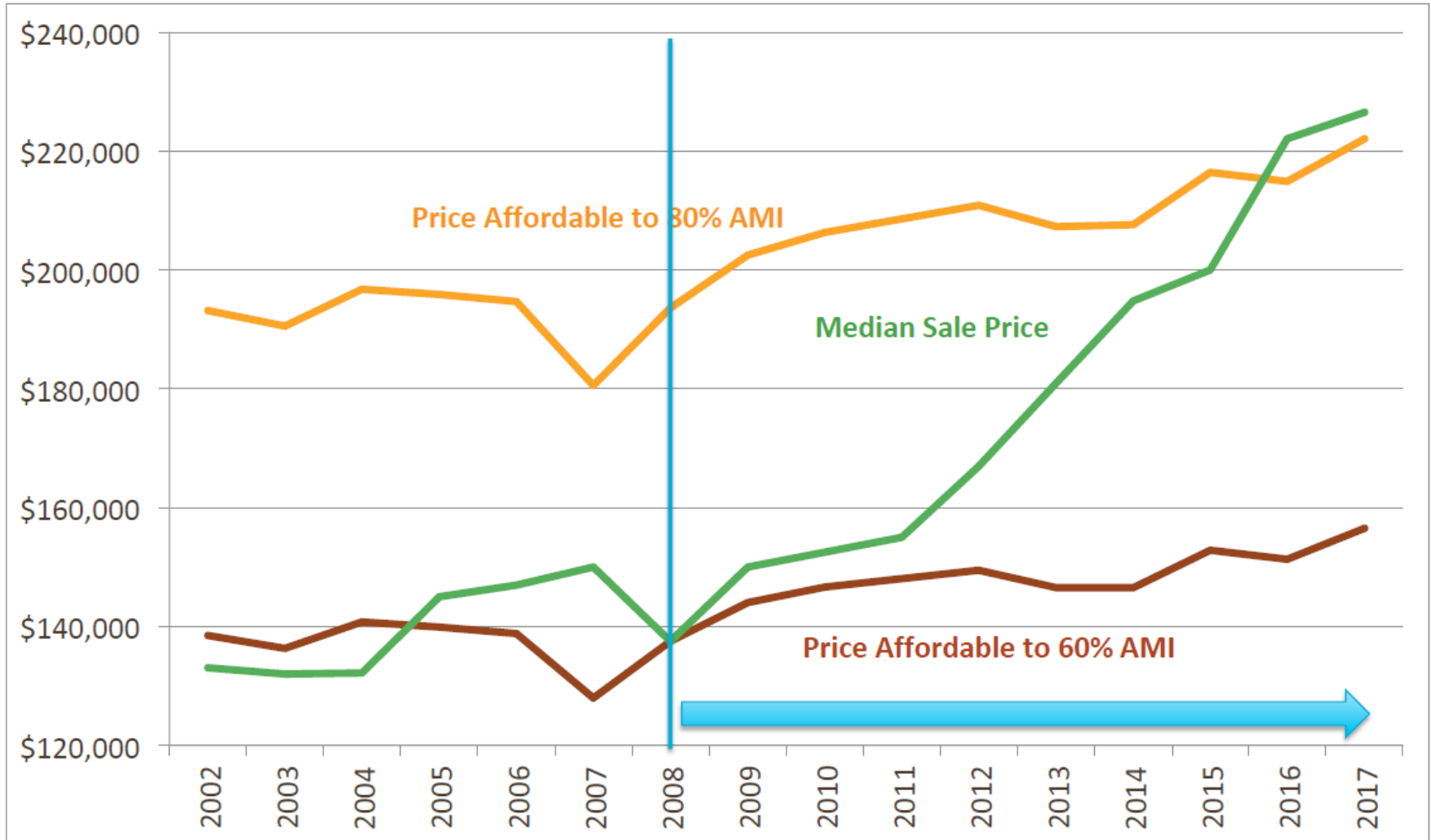


Item VI.: HCD18-85

Homebuyer Assistance Program (HAP) Guidelines (All Districts)

- HCDD requests Council approval of an Ordinance to amend the Fourth Amended and Restated HAP Guidelines
- The HAP Subsidy will be increased to a standard \$30,000 for all first-time, income-eligible homebuyers
- In addition, the buyer contribution will decrease from \$1,000 to \$350
- These revisions are designed to increase the number of eligible applicants

Market Value + Affordability



Item VII.: HCD18-84

Appropriation of Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Funds for Single and Multifamily Activities (All Districts)

- Requesting Council appropriation of \$17,945,800.88 of TIRZ funding affordable housing activities
- Requesting Council approval to use \$7,500,000 as bridge funding for disaster recovery activities. This funding will be reimbursed with DR17 funds
- Activities will include:
 - Outreach, Intake and Case Management
 - Building single and multi-family homes
 - Administering HCDD's affordable housing activities

Item VII.: HCD18-84

Appropriation of TIRZ Affordable Housing Funds for Single and Multifamily Activities (All Districts)

Category	Total Amount	Description
Single-Family Activities	\$ 10,060,191.88	Single family activities for, but not limited to, home repair, new construction, Down Payment Assistance and activity delivery cost
Multifamily Activities	\$ 2,000,000.00	Multifamily rehab and new construction and activity delivery cost
Homelessness	\$ 300,000.00	Efforts leading to permanent homes for homeless individuals and families
Affordable Housing Administration & Federal / State Grant Leveraging	\$ 3,585,273.00	Administrative cost for administering local, state and federal funded activities by HCDD
Rent	\$ 588,402.00	Office Space for HCDD (2100 Travis & 601 Sawyer)
Information Technology	\$ 838,860.00	Expenditures related to the Disaster Information Management System, CycloMedia and OnBase
Pension Legacy	\$ 573,074.00	Legacy pension costs
Total	\$17,945,800.88	

Item VII.: HCD18-84

TIRZ Affordable Housing Funds for Single and Multifamily Activities (All Districts)

Historical Admin Expense

Fiscal Year	Total Expenditures	Total Admin Expense	Total Admin %
2016	\$ 96,995,278.00	\$ 12,363,634.00	12.75%
2017	\$ 97,016,299.00	\$ 11,844,097.00	12.21%
2018 (Estimated)	\$ 97,484,036.00	\$ 11,807,055.00	12.11%

THANK YOU



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