



Houston City Council
Housing and Community Affairs Committee

Mike Laster (Chair)

Robert Gallegos (Vice Chair)

Dwight A. Boykins - David W. Robinson - Michael Kubosh

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Tuesday, September 17, 2019, 10:00 AM
City Hall Council Chambers

I. Call to Order/Welcome – Council Member Mike Laster, Chair

II. Multifamily

- a) HCDD recommends council approval of an Ordinance authorizing a \$9,750,000.00 CDBG-DR17 forgivable loan between the City of Houston and **Gala at MacGregor, LP** to be used towards the acquisition and new construction of an 85-unit podium style multifamily affordable housing community for individuals and families. (District D)
- b) HCDD recommends council approval of an Ordinance authorizing a \$2,500,000.00 CDBG-DR17 forgivable loan between the City of Houston and Education Based Housing, Inc. for the acquisition of **Briarwest Apartments**, a 120-unit development located at 12976 Westheimer Rd. Houston, TX 77077. (District G)
- c) HCDD recommends council approval of an Ordinance authorizing an \$11,700,000.00 CDBG-DR17 forgivable loan between the City of Houston and **McKee City Living, LP** to be used towards the acquisition and construction of a 120-unit new multifamily development located in Downtown Houston's Warehouse District. (District H)
- d) HCDD recommends council approval of an Ordinance authorizing a \$9,250,000.00 CDBG DR-17 forgivable loan between the City of Houston and Crossroads Housing Development, a non-profit partner of Magellan Housing, for the new construction of **900 Winston**, a 114-unit affordable housing community for seniors. (District H)
- e) HCDD recommends Council approval of an Ordinance authorizing a \$9,954,146.00 CDBG-DR17 forgivable loan to Crossroads Housing Development, a non-profit partner of Brownstone Affordable Housing, for the new construction of **South Rice Apartments**, a 115-unit affordable housing community for individuals and families. (District J)
- f) HCDD recommends Council approval of an Ordinance authorizing a \$3,500,000.00 CDBG-DR17 forgivable loan to KCG Development for the acquisition and renovation of **Belfort Park Apartments**, a 64-unit affordable housing community for individuals and families. (District K)
- g) HCDD recommends Council approval of an Ordinance authorizing an \$8,000,000.00 CDBG DR-17 forgivable loan to Edison Arts Foundation, a non-profit partner of DWR Development Group, for the new construction of a mixed-use development that includes **Edison Lofts**, a 126-unit mixed income rental housing community. (District K)
- h) HCDD recommends Council approval of a Resolution of No Objection and a Motion for a Public Hearing for the 4% tax credit application of **Arbor at Wayforest, L.P.**, a 192-unit multifamily housing community. (District: ETJ)

- Tom McCasland, Director, Housing and Community Development Department
- Ray Miller, Assistant Director

III. Planning and Grants Management

- a) HCDD recommends Council approval of an ordinance providing \$1,818,410.90 in CDBG DR-17 funding and authorizing the Mayor, or Mayor's designee, to execute an interlocal agreement with Harris County and the City of Houston for a comprehensive housing planning study to guide joint disaster recovery efforts. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Derek Sellers, Assistant Director

IV. Single-Family

- a) HCDD recommends Council approval of an Ordinance authorizing an additional \$4,578,878.00 in CDBG funds to the Master Contractor Agreements under the City of Houston Home Repair Program to address immediate threats to the health, life, and/or safety of low- and moderate- income homeowners. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Anderson Stoute, Acting Deputy Assistant Director

V. Public Comments

VI. Director's Comments

Tom McCasland, Director, HCDD



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District D

Item Creation Date: 8/26/2019

HCD19-85

Gala at MacGregor - New Construction

Agenda Item: II.a.

Background:

The Housing and Community Development Department (HCDD) recommends council approval of an Ordinance authorizing a \$9,750,000.00 Community Development Block Grant Disaster Recovery (CDBG-DR17) forgivable loan between the City of Houston and Gala at MacGregor, LP to be used towards the acquisition and construction of a new multifamily development located at 102 Carson Court.

Gala at MacGregor will be an 85-unit podium style new construction. The proposed senior development will be situated on approximately 1.196 acres within the 610 Loop, specifically in the OST/ Almeda TIRZ district. Additionally, Gala at MacGregor will offer mixed-income housing with quick access to the medical center area. The location of the development offers many local amenities such as: the Herman Park Conservancy, Herman Park Golf Course, and Houston Zoo within less than 1-mile walking distance. Furthermore, the City of Houston is working with Council District D and HEB to establish a new HEB that will be within a .5-mile walking distance from this property. Gala at MacGregor will provide 88% of their units to residents at 60% AMI and below, with the remaining units to be offered at market rates. The proposed unit distribution is 35 one-bedroom and 50 two-bedroom units.

The City of Houston loan term and affordability period will be 40 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and permanent period. During the permanent term, Borrower will be required to pay the lesser of (1) 1.00% annually on the outstanding balance of the loan until maturity or (2) 50% of net cash flow proceeds, provided that default rate interest of 10% will accrue in the event of default. Payments will be subject to available cash flow for the property. Total funding for Gala at MacGregor will be as follows:

| Sources & Uses | | | |
|--|------------------------|----------------------------|------------------------|
| City of Houston Request | \$9,750,000.00 | Hard Cost | \$17,918,166.00 |
| Conventional Loan | \$4,714,000.00 | Soft Cost | \$3,089,372.00 |
| LITCH Equity (PNC) | \$13,152,645.00 | Acquisition Cost | \$4,025,000.00 |
| In-Kind Equity/ Deferred Developer Fee | \$811,968.00 | Developer Fee | \$2,859,005.00 |
| | | Reserves | \$537,070.00 |
| Total Source of Funds: | \$28,428,613.00 | Total Project Cost: | \$28,428,613.00 |

No Fiscal Note is required on grant items. This Item was reviewed by the Housing and Community Affairs Committee on September 17, 2019.

Tom McCasland, HCDD Director

Amount of Funding

\$9,750,000.00 HARVEY CDBG DR-17 (5030)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District G

Item Creation Date: 8/26/2019

HCD19-83

Briarwest Apartments - New Construction

Agenda Item: II.b.

Background:

The Housing and Community Development Department (HCDD) recommends council approval of an Ordinance authorizing a \$2,500,000.00 in the form of Community Development Block Grant Disaster Recovery (CDBG-DR17) funds, between the City of Houston and Education Based Housing, Inc. The loan will be used towards the land acquisition of the new development located at 12976 Westheimer Rd. Houston, TX 77077.

Briarwest Apartments will be a 120-unit development located on the westside of Houston-District G between S. Dairy Ashford and Eldridge. Census Tract #48201451402, which has a poverty rate of 11.8% and AMI of \$46,420.00. There are no existing LIHTC financed communities within or adjacent to this census tract. Approximately 51% of the units will be restricted according to HCDD and CDBG Income guidelines.

The proposed new construction development will be constructed as an Energy Star-Multifamily Green building standard in order to provide safe and efficient homes for low and moderate-income households. Prospective tenants would include veterans, elderly individuals, people with disabilities and those at risk of homelessness. Briarwest Apartments will provide the community with a variety of public amenities and conveniently located near public transportation. Each unit is incorporated with essential utilities, cable TV access, and on-site supportive services.

| Sources | Amount | Uses | |
|--|------------------------|----------------------------|------------------------|
| City of Houston Request | \$2,500,000.00 | Hard Cost | \$14,010,715.00 |
| 9% Housing Tax Credit Proceeds (TBD) | \$13,798,620.00 | Soft Cost | \$2,023,489.00 |
| In-Kind Equity/ Deferred Developer Fee | \$121,380.00 | Acquisition Cost | \$2,561,103.00 |
| Conventional Loan | \$4,700,000.00 | Developer Fee | \$2,277,493.00 |
| | | Reserves | \$247,200.00 |
| Total Source of Funds: | \$21,120,000.00 | Total Project Cost: | \$21,120,000.00 |

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on September 17, 2019.

Tom McCasland, Director
Housing and Community Development Department

Amount of Funding

\$2,500,000.00 HARVEY CDBG DR-17 (5030)

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District H

Item Creation Date: 8/26/2019

HCD19-86

McKee City Living- New Construction

Agenda Item: II.c.

Background:

The Housing and Community Development Department (HCDD) recommends council approval of an Ordinance authorizing an \$11,700,000.00 Community Development Block Grant Disaster Recovery (CDBG-DR17) forgivable loan between the City of Houston and McKee City Living, LP to be used towards the acquisition and construction of a new multifamily development located at 626 McKee Street.

McKee City Living will be a 120-unit development in Downtown Houston’s Warehouse District, located at 626 McKee, Houston, Texas 77002 at Buffalo Bayou on 2.1 acres. The proposed new construction development will offer mixed-income workforce housing with quick access to downtown from a property that is centrally located within Houston’s urban core. The project will include a podium-style structure with three levels of housing over ground-level parking, oriented around a central courtyard. As an added benefit, this site is in a census tract with 0% poverty and in an underserved area of Houston. Moreover, the development is intended to serve individuals and families earning 60% and below of the area median income, with twenty percent of the development being allocated toward market-rate residents. The proposed unit distribution is 70 one-bedroom, 34 two-bedroom, and 16 three-bedroom apartment units, accessible by two elevators. Anticipated amenities include a community activities space, business center, fitness center, courtyard pool, bicycle storage, and pickup & drop stop.

The City of Houston loan term and affordability period will be 40 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and permanent period. During the permanent term, Borrower will be required to pay the lesser of (1) 1.00% annually on the outstanding balance of the loan until maturity or (2) 50% of net cash flow proceeds, provided that default rate interest of 10% will accrue in the event of default. Payments will be subject to available cash flow for the property. Total funding for McKee City Living will be as follows:

| Sources & Uses | | | |
|--|------------------------|----------------------------|------------------------|
| Sources: | | Uses: | |
| City of Houston Request | \$11,700,000.00 | Hard Cost | \$16,205,462.00 |
| Conventional Loan | \$4,480,000.00 | Soft Cost | \$3,899,258.00 |
| LITCH Equity (PNC) | \$13,648,635.00 | Acquisition Cost | \$6,403,320.00 |
| In-Kind Equity/ Deferred Developer Fee | \$78,369.00 | Developer Fee | \$2,830,633.00 |
| | | Reserves | \$568,331.00 |
| Total Source of Funds: | \$29,907,004.00 | Total Project Cost: | \$29,907,004.00 |

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on September 17, 2019.

Tom McCasland, Director
Housing and Community Development Department

Amount of Funding

\$11,700,000.00 HARVEY - CDBG DR-17 (5030)

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District H

Item Creation Date: 8/27/2019

HCD19-91

900 Winston – New Construction

Agenda Item: II.d.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a \$9,250,000 loan to Crossroads Housing Development, a non-profit partner of Magellan Housing, for the new construction of an affordable housing community for seniors.

Located on 1.87 acres in the Heights, 900 Winston will be a combination of 114 rent-restricted and market rate units for Seniors. The community will be comprised of newly constructed one and two bedrooms, with a contemporary design to blend with the fresh and updated feel of the neighborhood.

The community, with its unique rental structure, will help address the need for high quality affordable rental housing in an area with a limited affordable housing stock. 900 Winston will serve individuals with income levels at or below 80 percent of the Area Median Income. Management will conduct regularly scheduled programs and events for the physical, educational and emotional well-being of its residents.

The City of Houston loan term and affordability period will be 40 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and permanent period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| Sources: | | Uses: | |
|--|------------------------|----------------------------|------------------------|
| 9% Housing Tax Credit Syndication Proceeds (RBC Capital Markets) | \$13,948,605.00 | Hard Cost | \$16,381,612.00 |
| City of Houston Request | \$9,250,000.00 | Soft Cost | \$2,311,389.00 |
| Permanent Loan (CitiBank) | \$2,700,000.00 | Acquisition Cost | \$4,262,000.00 |
| In-Kind Equity/ Deferred Developer Fee | \$55,560.00 | Developer Fee | \$2,662,410.00 |
| | | Reserves | \$336,754.00 |
| Total Source of Funds: | \$25,954,165.00 | Total Project Cost: | \$25,954,165.00 |

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on September 17, 2019.

 Tom McCasland, Director
 Housing and Community Development Department

Amount of Funding

\$9,250,000 HARVEY CDBG DR-17 (5030)

Contact Information:

Roxanne Lawson
 (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District J

Item Creation Date: 8/27/2019

HCD19-90

South Rice Apartments – New Construction

Agenda Item: II.e.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a \$9,954,146.00 loan to Crossroads Housing Development, a non-profit partner of Brownstone Affordable Housing, for the new construction of an affordable housing community for individuals and families.

South Rice Apartments is a 115-unit affordable rental housing community containing a mix of one, two and three-bedroom units located within the Gulfton Complete Communities neighborhood. The development site is located between The Galleria and the City of Bellaire, an area vulnerable to the lack of affordable housing and already undergoing privately funded revitalization plans. South Rice Apartments will serve residents with income levels at 80 percent of the Area Median Income and below.

The City of Houston's loan term and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and permanent period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| Sources: | | Uses: | |
|---|------------------------|----------------------------|------------------------|
| 9% Housing Tax Credit Syndication Proceeds (National Equity Fund) | \$14,398,560.00 | Hard Cost | \$19,195,770.00 |
| City of Houston Request | \$9,954,146.00 | Soft Cost | \$2,578,567.00 |
| Permanent Loan (BBVA Compass) | \$5,250,00.00 | Acquisition Cost | \$5,660,000.00 |
| In-Kind Equity/ Deferred Developer Fee | \$694,207.00 | Developer Fee | \$2,227,853.00 |
| | | Reserves | \$634,723.00 |
| Total Source of Funds: | \$30,296,913.00 | Total Project Cost: | \$30,296,913.00 |

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on September 17, 2019.

Tom McCasland, Director
 Housing and Community Development Department

Amount of Funding

\$9,954,146 Harvey CDBG DR-17 (5030)

Contact Information:

Roxanne Lawson
 (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District K

Item Creation Date: 8/19/2019

Belfort Park Apartments - REHAB

HCD19-87

Agenda Item: II.f.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a \$3,500,000.00 loan to KCG Development for the acquisition and renovation of an affordable housing community for individuals and families.

Located within the Braeswood neighborhood of southwest Houston, Belfort Park Apartments is a 64-unit affordable rental housing community containing a mix of one and two-bedroom units. The development will target a variety of income levels, including families earning 60 percent of the Area Median Income and below.

The property is currently operating under a five (5) year Housing Assistance Program contract, which allows the property to serve individuals with an Average Median Income of 80 percent or below. As the current contract is nearing expiration, this proposal seeks to acquire the property so that it may continue to serve low to moderate income families and preserve the existing affordable housing stock.

The City of Houston's loan term and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and permanent period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| Sources: | | Uses: | |
|---|------------------------|----------------------------|------------------------|
| 9% Housing Tax Credit Syndication Proceeds (National Equity Fund) | \$7,361,823.00 | Hard Cost | \$4,653,638.00 |
| City of Houston Request | \$3,500,000.00 | Soft Cost | \$1,892,663.00 |
| Permanent Loan (BBVA Compass) | \$3,150,000.00 | Acquisition Cost | \$6,000,000.00 |
| In-Kind Equity / Deferred Developer Fee | \$71,225.00 | Developer Fee | \$1,209,832.00 |
| | | Reserves | \$326,915.00 |
| Total Source of Funds: | \$14,083,048.00 | Total Project Cost: | \$14,083,048.00 |

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on September 17, 2019.

Tom McCasland, Director
Housing and Community Development Department

Amount of Funding

\$3,500,000 HARVEY CDBG DR-17 (5030)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District K

Item Creation Date: 8/30/2019

HCD19-92

Edison Lofts – New Construction

Agenda Item: II.g.

Background:

The Housing and Community Development Department (HCDD) requests Council approval of an Ordinance authorizing an \$8,000,000.00 loan to Edison Arts Foundation, a non-profit partner of DWR Development Group, for the new construction of an affordable housing community.

Edison Lofts will be located on a portion of a site currently occupied by a blighted strip center at 7215 W. Fuqua Dr., south of Beltway 8 and east of Fort Bend Tollway, in the Fort Bend Complete Community. The blighted shopping center will be transformed into a mixed-use development that includes Edison Lofts, a 126-unit mixed income rental housing community. Edison Lofts will serve families at or below 60% of the Area Median Income, with a mixture of rent restricted and market rate one, two, and three-bedroom units. The total development cost of \$27 million will fund a project with an urban townhome design and a separate Quality Prekindergarten Center. The advanced Pre-K program will be free to residents and open to the public to the extent of availability.

The City of Houston loan term and affordability period will be 40 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and permanent period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| Sources: | | Uses: | |
|---|------------------------|----------------------------|------------------------|
| 9% Housing Tax Credit Syndication Proceeds (National Equity Fund) | \$13,498,650.00 | Hard Cost | \$18,391,418.00 |
| City of Houston Request | \$8,000,000.00 | Soft Cost | \$2,755,495.00 |
| Permanent Loan (Amegy Bank) | \$4,570,000.00 | Acquisition Cost | \$1,500,000.00 |
| In-Kind Equity/ Deferred Developer Fee | \$177,730.00 | Developer Fee | \$3,010,645.00 |
| | | Reserves | \$588,822.00 |
| Total Source of Funds: | \$26,246,380.00 | Total Project Cost: | \$26,246,380.00 |

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on September 17, 2019.

 Tom McCasland, Director
 Housing and Community Development Department

Amount of Funding

\$8,000,000.00 HARVEY CDBG DR-17 (5030)

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/9/2019
District - ETJ
Item Creation Date: 9/3/2019

HCD19-96
Resolution of No Objection
The Arbor at Wayforest
Agenda Item: II.h.1.

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a Resolution of No Objection for the 4% tax credit application of The Arbor at Wayforest, L.P.

The TDHCA administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located (including the City's Extraterritorial Jurisdiction).

HCDD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Located in the Harris County Greater Greenspoint – Aldine CRA
- Not located in a floodway or 100-year floodplain
- None of the zoned schools are on the Texas Education Agency Improvement Required List

A public hearing on this Resolution was held on October 2, 2019.

The Housing and Community Affairs Committee reviewed this item on September 17, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/25/2019

District - ETJ

Item Creation Date: 9/3/2019

HCD19-95

Motion to Hold a Public Hearing

Arbor at Wayforest

Agenda Item: II.h.2.

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a motion establishing a date for a public hearing to provide a Resolution of No Objection for the 4% tax credit application of The Arbor at Wayforest, L.P.

The TDHCA administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located (including the City's extraterritorial jurisdiction) must "hold a hearing ...to solicit public input concerning the Application or Development" before a developer can submit an application for noncompetitive 4% tax credits.

HCDD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Located in the Harris County Greater Greenspoint – Aldine CRA
- Not located in a floodway or 100-year floodplain
- None of the zoned schools are on the Texas Education Agency Improvement Required List

HCDD requests a Motion to hold a public hearing on October 2, 2019, on the 4% tax credit Resolution of No Objection.

The Housing and Community Affairs Committee reviewed this item on September 17, 2019.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/25/2019

District ALL

Item Creation Date: 8/14/2019

HCD19-84

Interlocal Agreement with Harris County for
Comprehensive Housing Study
Agenda Item III.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an ordinance authorizing the Mayor, or Mayor's designee, to execute an interlocal agreement with Harris County to create a comprehensive housing study for Harris County and the City of Houston. The City will contribute up to \$1,818,410.90 in Community Development Block Grant Disaster Recovery for Hurricane Harvey (CDBG-DR17) funding. The total project cost is \$3,722,501.00. The interlocal agreement will ensure that planning efforts are not duplicated and will maximize interlocal governmental collaboration.

Since 2015, the Houston area has been impacted by five Presidentially Declared Disasters. The most recent declaration was due to Hurricane Harvey in August 2017, which led to the passage of the Supplemental Appropriations Act of 2017 (PL115-56) appropriating \$7.4 billion in CDBG-DR17 funding. Of this appropriation, the State of Texas allocated \$1.3 billion in CDBG-DR to the City of Houston and \$1.2 billion to Harris County to address housing impacts of Hurricane Harvey.

One component of CDBG-DR funding is the requirement to promote sound, sustainable, and long-term recovery planning. A second requirement is to coordinate local and regional planning efforts to ensure consistency. As stated in the *State of Texas Plan for Disaster Recovery Hurricane Harvey – Round 1*, as amended, the City of Houston has budgeted \$23,100,000 for Planning, which includes the production of large planning documents, such as this housing study.

The purpose of this housing study is to align goals, strategies, and funding sources in Houston and Harris County to create housing opportunities that are affordable, equitable, and resilient. Harris County solicited proposals in April 2019. Negotiations were finalized in September 2019, and Harris County Commissioner's Court plans to enter into an agreement with the consultant in October 2019.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on September 17, 2019.

Tom McCasland, Director

Amount of Funding:

\$1,818,410.90 – CDBG- Disaster Recovery Hurricane Harvey -Federal State Local – Pass Through Fund 5030

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/25/2019

All Districts

Item Creation Date: 8/30/2019

Housing Committee Date: 9/17/2019

HCD19-93

Home Repair Program

Master Contractor Agreement Additional Funding

Agenda Item: IV.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an additional \$4,578,878.00 in Community Development Block Grant (CDBG) funds to the Master Contractor Agreements under the City of Houston Home Repair Program (HRP) for home repair and reconstruction services for eligible low- and moderate- income (LMI) homeowners to alleviate immediate threats to their health, life, and/or safety. Funding under Master Contractor Agreements will be expended through Tri-Party Agreements between the City, Homeowner, and Contractor for each rehabilitation or reconstruction Project. HRP has completed 73 to date, with 36 homes under construction and another 402 homes in preconstruction.

On January 24, 2018, by Ordinance No. 2018-56, City Council approved the use of a Master Contractor Agreement between the City of Houston Home Repair Program and the following contractors: SLSCO, LTD.; PMG CONSTRUCTION, INC; THE BAPTISTE GROUP LLC; DSW HOMES, LLC; HOUSTON HABITAT FOR HUMANITY, INC; CROWN RIDGE BUILDERS, LLC; THOMPSON CONSTRUCTION GROUP, INC; BURGHLI INVESTMENTS INC dba BURGHLI HOMES; MAYBERRY HOMES, INC; REBUILDING TOGETHER - HOUSTON; JAMES W. TURNER CONSTRUCTION, LTD.; and BYRDSON SERVICES LLC dba EXCELLO HOMES. Currently, funding for the City of Houston’s HRP Master Contractor Agreements totals \$38,042,651.75 through the following Ordinances:

| Date | Ordinance No. | Funding Source | Amount |
|-------------------|---------------|----------------|------------------|
| January 24, 2018 | 2018-56* | TIRZ | \$10,000,000.00 |
| February 7, 2018 | 2018-84 | CDBG | \$8,200,000.00 |
| February 7, 2018 | 2018-84 | CDBG-DR | \$10,800,000.00 |
| November 28, 2018 | 2018-936* | TIRZ | (\$9,935,050.00) |
| December 4, 2018 | 2018-981 | CDBG | \$10,098,907.00 |
| February 13, 2019 | 2019-83 | CDBG | \$3,433,581.00 |
| July 2, 2019 | 2019-498 | TIRZ | \$5,445,213.75 |
| | | Totals | \$38,042,651.75 |

*Note: Ordinance 2018-56 was an allocation of \$10,000,000 TIRZ funds and Ordinance 2018-936 de-appropriated \$9,935,050.00 of TIRZ funds, leaving a balance of \$64,950.00 of TIRZ funds, which was allocated to the contract with Thompson Construction Group, Inc.

No fiscal note is required on grant items. The Housing and Community Affairs Committee reviewed this item on September 17, 2019.

Tom McCasland, Director

Amount of Funding:

\$4,578,878.00 – CDBG Fund 5000 – Federal Government – Grant Funded – Previously Appropriated

Prior Council Action:

1/24/2018 (O) 2018-56; 2/7/2018 (O) 2018-84; 12/04/2018 (O) 2018-981; 2/13/2019 (O) 2019-83; 11/28/2018 (O) 936; 7/2/2019 (O) 498; 5/28/2019 (O) 381

Contact Information:

Roxanne Lawson, (832) 394-6307