

# Housing & Community Affairs Committee



## Agenda Items February 18, 2020



# HCDD Agenda

- I. Call to Order/Welcome, CM Thomas
- II. Planning & Grants Management, Derek Sellers
- III. Public Services, Melody Barr
- IV. Multifamily, Ray Miller
- V. Single Family, Anderson Stoute
- VI. Public Comments
- VII. Director's Comments, Tom McCasland



# Item II.a. – PLANNING & GRANTS MANAGEMENT

## HOPWA Substantial Amendment (All Districts)

A Substantial Amendment transferring Construction activity funds to the Supportive Services activity within the Housing Opportunities for Persons with AIDS (HOPWA) 2017 Program Year Budget.

Per HUD’s Citizen Participation Plan, the City is required to amend components of its Consolidated Plan when a reallocation increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted.

Activity	Delete/Decrease	Add/Increase
<b>The Program Year 2017 Budget is Amended as follows:</b>		
<b>Construction</b>	(\$119,790.25)	
<b>Supportive Services</b>		\$119,790.25
<b>Total Budget Changes:</b>	(\$119,790.25)	\$119,790.25



# Item II.b. – PLANNING & GRANTS MANAGEMENT

## Comprehensive Housing Study (All Districts)

An Interlocal Agreement authorizing an interlocal agreement with Harris County and a contract with Rice University, through the Kinder Institute, for a comprehensive housing study to ensure that planning efforts are leveraged, maximize collaboration and prevent duplication.

- The housing study aims to align goals, strategies and funding sources in Houston and Harris County to produce housing opportunities that are affordable, equitable and resilient.
- The City will contribute up to \$1,927,268.91 from the Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Fund. The total project cost is \$3,937,129.07.



# Item III.a. – PUBLIC SERVICES

## AIDS Foundation Houston, Inc. (All Districts)

A first Contract Amendment with AIDS Foundation Houston, Inc. for up to \$1,080,238.00 in HOPWA funds to operate and maintain three separate multi-unit residential facilities with supportive services for 149 low-income or homeless persons living with HIV/AIDS.

Supportive services include case management, life skills training, nutritional services, substance abuse counseling and mental health counseling.

Category	Total Contract Amount	Percentage
Administrative	\$75,611.60	7%
Supportive Services	\$275,748.77	25.52%
Operations: Friendly Haven	\$225,066.30	20.83%
Operations: Burress	\$263,495.46	24.40%
Operations: Help House	\$240,315.87	22.25%
<b>Total</b>	<b>\$1,080,238.00</b>	<b>100.00%</b>



# Item III.b. – PUBLIC SERVICES

## A Caring Safe Place, Inc. (District B)

A first contract amendment providing up to \$793,049.89 in HOPWA funds to A Caring Safe Place, Inc. for a Permanent Supportive Housing Residence and a Transitional Housing Residence (with support services) for low-income persons living with HIV/AIDS.

**Permanent Supportive** Housing and supportive services to 15 low-income, homeless persons living with HIV/AIDS, with a history of substance abuse.

**Transitional Housing** and supportive services to a minimum of 30 low-income, homeless persons living with HIV/AIDS, and a history of substance abuse.

Category	Transitional	Permanent	Total	Percentage
Program Administration	\$40,433.19	\$19,619.50	\$60,052.69	7.6%
Program Services	\$253,278.56	\$90,422.50	\$343,701.06	43.3%
Community Residence	\$219,005.88	\$170,290.26	\$389,296.14	49.1%
<b>Total</b>	<b>\$512,217.63</b>	<b>\$280,332.26</b>	<b>\$793,049.89</b>	<b>100%</b>



# Item III.c. – PUBLIC SERVICES

## Houston Help, Inc. (District D)

A first contract amendment between the City of Houston and Houston Help, Inc. and providing \$368,551.00 in HOPWA funds to finance the operation of a 50-unit community residence with supportive services to very-low income households affected by HIV/AIDS.

Supportive services include comprehensive case management, child care and life skills training. Operating costs include, but are not limited to property management, utilities, and property insurance.

Category	Total Contract Amount	Percent
Administrative	\$4,733.00	1%
Supportive Services	\$73,669.00	20%
Operating Costs	\$290,149.00	79%
<b>Total</b>	<b>\$368,551.00</b>	<b>100%</b>

# Item III.d. – PUBLIC SERVICES

## Nest Quest Houston, Inc. (All Districts)

An ordinance authorizing a contract with Nest Quest Houston, Inc. (Nest Quest) for up to \$276,044.15 in Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds for the Voucher Mobility Program.

Through this program, a minimum of 43 very low-income Houston families with school-aged children will be given an opportunity to move to homes located within attendance zones of public schools with rankings of “A” or “B”.

Category	Total Contract Amount	Percentage
Administrative Costs	\$25,000.00	9.06%
Direct Program Service Costs	\$251,044.15	90.94%
<b>Total</b>	<b>\$276,044.15</b>	<b>100%</b>



# Item III.e. – PUBLIC SERVICES

## The Montrose Center (District C)

An ordinance authorizing a contract with The Montrose Center and providing up to \$415,980.00 in CDBG-DR17 funds for the administration and operation of a recovery support program serving up to 250 low-and moderate- income individuals affected by Hurricane Harvey. Services will include, but are not limited to:

- Case management
- Job training and education
- Supportive housing services

Category	Contract Amount	Percentage
Program Administration	\$38,214.40	9.19%
Program Services	\$377,765.60	90.81%
<b>Total</b>	<b>\$415,980.00</b>	<b>100%</b>



# Item III.f. – PUBLIC SERVICES

## The Women’s Home (District C)

An ordinance authorizing a contract with The Women’s Home and providing up to \$756,153.97 in CDBG-DR17 funds for transitional housing, wrap-around mental health counseling, substance abuse services, job training and educational services to 100 homeless women in Houston affected by Hurricane Harvey.

Category	Total Contract Amount	Percentage
Administrative Costs	\$81,016.49	10.71%
Direct Program Service Costs	\$675,137.48	89.29%
Total	\$756,153.97	100%



# Item III.g. – PUBLIC SERVICES

## Houston Area Women’s Center (District C)

An ordinance authorizing a contract with the Houston Area Women’s Center (HAWC) and providing up to \$655,180.69 in CDBG-DR17 funds to provide counseling, case management, court advocacy, transportation and shelter services to victims of domestic violence.

Category	Contract Amount	Percentage
Program Administration	\$77,255.43	11.79%
Program Services	\$577,925.27	88.21%
Total	\$655,180.69	100.0%



# Item III.h. – PUBLIC SERVICES

## The Alliance (Districts J, I and B)

An ordinance authorizing a contract with The Alliance, providing up to \$1,322,100.00 in CDBG-DR17 funds to provide comprehensive disaster recovery support services to low income individuals affected by Hurricane Harvey.

Services will include: counseling, employment, job training, small business technical assistance, child care, legal assistance, financial education, housing referrals and more.

Category	Contract Amount	Percentage
Program Administration	\$158,200.00	11.97%
Program Services	\$1,163,900.00	88.03%
<b>Total</b>	<b>\$1,322,100.00</b>	<b>100%</b>



# Item III.i. – PUBLIC SERVICES

## Fifth Ward Community Redevelopment Corp.

(District B)

An ordinance authorizing Fifth Ward Community Redevelopment Corporation to receive up to \$726,512.81 in CDBG-DR17 funds to provide 48-72 hours of housing counseling to include financial coaching, foreclosure counseling and post purchase services to at least 250 low-to-moderate income Houstonians affected by Hurricane Harvey.

Category	Total Contract Amount	Percentage
Administrative Costs	\$79,926.71	11.00%
Direct Program Service Costs	\$646,586.10	89.00%
<b>Total</b>	<b>\$726,512.81</b>	<b>100%</b>



# Item III.j. – PUBLIC SERVICES

## Transmit Receive Labs, Inc. (District H)

An ordinance authorizing Transmit Receive Labs, Inc. (TXRX Labs) to receive up to \$300,000.00 in CDBG-DR17 - Harvey Public Services funds to serve approximately 125 individuals affected by Harvey in three eligible activity areas:

- Employment Services
- Job Training and Education Services, and
- Workforce Development

Category	Contract Amount	Percentage
Program Administration	\$20,623.69	6.87%
Program Services	\$279,376.31	93.13%
Total	\$300,000.00	100%

# Item III.k. – PUBLIC SERVICES

## Local Initiatives Support Corporation (All Districts)

An ordinance authorizing a \$1,490,395.00 CDBG-DR17 grant to Local Initiatives Support Corporation (LISC) for Job Training, Coaching, Education and Employment Services to 1,320 low-to-moderate income Houstonians to address skills gaps that were created as a result of Hurricane Harvey.

Financial Opportunity Centers (FOCs) will provide intake for skilled workers and refer them to employers requiring their specific skills.

Category	Total Contract Amount	Percentage
Direct Program Service Costs	\$1,359,678.00	91.23%
Administrative Costs	\$130,717.00	8.77%
Total	\$1,490,395.00	100%

# Item III.I. – PUBLIC SERVICES

## The Village Learning Center, Inc. (District E)

An ordinance authorizing a first Contract Amendment with The Village Learning Center, Inc. providing up to \$200,000.00 in CDBG funding for a vocational/educational program serving a special needs population.

The Village Learning Center Vocational Program will provide education and training services to a minimum of 125 participants with intellectual and developmental disabilities through volunteering, community service, and if applicable, employment in their community.

Category	Amount	Percentage
Program Administration	-	0%
Program Services	\$200,000.00	100%
Total	\$200,000.00	100%



# Item III.m. – PUBLIC SERVICES

## The Women’s Home (Districts A & C)

An ordinance authorizing a first contract amendment granting The Women’s Home with \$150,000.00 of CDBG funds to provide case management and transportation services to approximately 275 homeless individuals residing in transitional or permanent supportive housing in the Houston-metro area.

Case management services offer residents a program based on essential wellness areas designed to increase self-sufficiency. Transportation services will increase access to essential services, such as primary healthcare appointments and grocery shopping.

Category	Total Contract Amount	Percent
Supportive Services	\$150,000.00	100%
Total	\$150,000.00	100%



# Item III.n. – PUBLIC SERVICES

## Juvenile Delinquency Prevention (All Districts)

Approval of a fifth contract amendment with the Child Care Council of Greater Houston Inc. (CCC), providing up to \$360,000.00 in CDBG funds to administer the City’s Juvenile Delinquency Prevention program (JDP), which seeks to deter delinquency for up to 800 at-risk youth who are status offenders.

Services include: substance abuse deterrence and treatment, adolescent health education, educational services to prevent drop-outs, youth employability, whole family functioning, gang membership prevention, cultural enrichment and recreational activities.

Category	Contract Amount	Percentage
Administration	\$73,924.00	21%
Program Services	\$286,076.00	89%
<b>Total</b>	<b>\$360,000.00</b>	<b>100%</b>



# Item III.o. – PUBLIC SERVICES

## Child Care Program (All Districts)

An ordinance authorizing a fifth contract amendment with the Child Care Council of Greater Houston Inc. (CCC) providing \$360,000.00 in CDBG funds to serve approximately 75 low and moderate-income families through the City's Child Care Program.

Child care services include full-day child care, before or after school care, full-day summer programs for school-age children, infant care, and special needs care. The program provides parental education in discipline and guidance, child abuse prevention, coping with stress, nutrition and health.

Category	Contract Amount	Percentage
Administrative	\$73,970.00	21%
Program Services	\$286,030.00	79%
Total	\$360,000.00	100%



# Item III.p. – PUBLIC SERVICES

## Homeless Services Program (All Districts)

An ordinance approving a fifth contract amendment providing the Child Care Council of Greater Houston Inc. with a combined total of \$2,271,237.00 (in ESG, CDBG and HHSP funds) to serve up to 1,673 homeless persons through the CCC’s Homeless Services Program.

Services include: emergency shelter for individuals and families fleeing domestic violence; medical and mental health services; assistance seeking permanent housing; assistance with services or benefits; and short-term rental and utility payment assistance.

Category	Contract Amount	Percentage
Program Administration	\$533,460.00	23%
Program Services	\$1,737,777.00	77%
<b>Total</b>	<b>\$2,271,237.00.00</b>	<b>100%</b>



# Item IV.a. – MULTIFAMILY

## St. Elizabeth Place Historic Rehab (District B)

An ordinance authorizing a \$14,874,622.00 CDBG-DR loan to Fifth Ward Community Redevelopment Corporation for the acquisition, demolition, environmental remediation and rehabilitation of St. Elizabeth Hospital.

The original building will be converted into an 85 unit multifamily apartment complex consisting of 25 efficiencies, 51 one-bedroom units, and nine two-bedroom units. Of the 85 units, 44 units will be restricted to households earning below 80% of Area’s Median Income.

Sources:		Uses:	
City of Houston (CDBG-DR HARVEY)	\$ 10,174,622.00	Hard Costs	\$18,338,386.00
City of Houston (CDBG-DR ROUND 2)	\$ 4,700,000.00	Soft Costs	\$ 5,293,824.00
Federal Historic Tax Credits	\$ 4,053,700.00	Acquisition Costs	\$ 4,700,000.00
State Historic Credits	\$ 5,723,975.00	Developer Fee	\$ 2,905,430.00
Permanent Loan	\$ 6,695,412.00	Reserves	\$ 470,569.00
Federal Home Loan Bank of Dallas	\$ 360,500.00		
<b>Total Source of Funds:</b>	<b>\$31,708,209.00</b>	<b>Total Cost:</b>	<b>\$31,708,209.00</b>



# Item IV.a. – MULTIFAMILY

## St. Elizabeth Place Historic Rehab (District B)



# Item V.b. – MULTIFAMILY

## Multifamily Voluntary Buyout Guidelines (All Districts)

HCDD is updating Council of non-substantial modifications made to the original guidelines for the \$23,486,698.00 Multifamily Voluntary Buyout Program (MVB) since approved by the Texas General Land Office (GLO) on September 25, 2019.

The MVB program guidelines provide operating terms and conditions required by the laws and regulations governing Tax Day Flood funding while outlining local priorities, eligibility requirements, and compliance period.

Changes include clarification of asbestos abatement costs and post-closing costs related to acquisition such as: survey, appraisal, title charges, government recording, transfer charges, demolition, site remediation, etc.



# Item V.a. – SINGLE FAMILY

## Infrastructure for Single-Family Programs (All Districts)

HCDD recommends Council approval of an Ordinance authorizing HCDD to mitigate life, health and safety issues and continue serving City residents through the following:

- The allocation of \$350,251.41 TIRZ Affordable Housing Funds to HCDD's Single-Family Programs to address unforeseen infrastructure issues and cover the cost of repairs exceeding the programs' current cap amount of \$200,000.00.
- Authorize the HCDD Director or his/her authorized designee to have discretion with respect to future projects requiring infrastructure improvements (including sanitary sewer and water lines) required by Public Works and Engineering's (PWE) Code Enforcement Division (CED).

# Item V.b. – SINGLE FAMILY

## Second Amendment to the Master Contractor Agreement and Guidelines (All Districts)

An Ordinance amending the Master Contractor Agreement and Guidelines governing the Single-Family Home Repair Program (HRP); Disaster Recovery 2015 (DR15) and New Home Development Program (NHDP) as follows:

- Authorizing the HCDD Director to increase the program’s \$200,000.00 reconstruction cap on a case-by-case basis to address unforeseen public infrastructure needs delaying construction including the following projects: 414 Tite St.; 5309 Suez St.; 5422 Amy St. & 6601 Greenhurst St.
- Approving a modification to the HRP and DR15 Guidelines to add an additional classification entitled “Substantial Gut Rehabilitation TIER III,” thereby allowing HCDD to repair homes that would otherwise exceed the original \$80,000.00 substantial rehabilitation cap.

# Item V.c. – SINGLE FAMILY

## First Amendment to the New Home Development Program Guidelines (All Districts)

An ordinance amending the New Home Development Program's **Guidelines** to expedite future sales, secure new homes, align existing strategies and maximize new home development as follows:

- Pre sales of homes will be implemented to expedite sales and reduce the cost of hold over after completion. (reduces costs homes are sold)
- Contractors enter into a post-completion agreement with HLB to address repairs, maintenance and damage of the homes until sold to a qualified homebuyer. (protects warranties and the integrity of the new home)
- Install security features to include fencing, alarm system and motion sensor lights to all new homes (to deter vandalism, theft and burglary)
- Streamline procedures to better align with other City of Houston Affordable Housing initiatives serving low-to-moderate income households.



# Item V.d. – SINGLE FAMILY

## Amended and Restated Acquisition and Development Agreement (All Districts)

An ordinance authorizing an amended and restated Acquisition and Development **Agreement** with the Houston Land Bank (HLB) to amend certain rights, duties, and obligations of the parties with respect to matters set forth in the original agreement.

- Pre sales of homes will be implemented to expedite sales and reduce the cost of hold over after completion. (reduces costs homes are sold)
- Contractors enter into a post-completion agreement with HLB to address repairs, maintenance and damage of the homes until sold to a qualified homebuyer. (protects warranties and the integrity of the new home)
- Install security features to include fencing, alarm system and motion sensor lights to all new homes (to deter vandalism, theft and burglary)
- Streamline procedures to better align with other City of Houston Affordable Housing initiatives serving low-to-moderate income households.

# Item V.e. – SINGLE FAMILY

## Houston Land Bank Agreement Administration and Operation Grant - Additional Funding (All Districts)

An Ordinance authorizing an Administration and Operations Grant Agreement providing the Houston Land Bank (HLB) a total of \$3,650,000.00 TIRZ Affordable Housing funds as follows:

- \$1,500,000.00 for continued FY20 administrative operations, including \$1,050,000.00 in operating capital and \$450,000.00 to reimburse HLB delivery costs such as maintenance of inventory.
- \$1,650,000.00 for FY21 administrative operations. Any fees collected in revenue as stated in the FY20 budget and as proposed by HCDD would be counted towards the FY21 Operational Administration Budget. These fees are administrative overhead and depend on sales and acquisitions.
- \$500,000.00 reserve capital for any term extension or other unanticipated circumstances.

Note: The remaining funds totaling \$2,150,000.00 will be subject to availability.

**PROGRAM  
REPORTING  
and  
DIRECTOR'S  
COMMENTS**

# Recovery.HoustonTX.gov



# Community Office Hours



**Wednesdays from 1:00 p.m. – 4:00 p.m.  
2100 Travis (9<sup>th</sup> Floor), Houston, TX 77002**



# Community Office Hours On the Road

This year, our Community Office Hours will go mobile, bringing our program representatives to different community centers across the City. Community members can get status updates, assistance on surveys and applications, and more.



The poster features the City of Houston Housing and Community Development logo at the top left and the City of Houston seal at the top right. The main title 'COMMUNITY OFFICE HOURS' is in large, colorful, block letters, with 'On The Road!' in a blue script font below it, underlined with a red arc. The event details are listed in the center: 'Coming to a Multi Service Center near you!', 'February 12 | 1:00pm-4:00pm', and 'Acres Homes Multi Service Center' in orange. The address '6719 W Montgomery Rd, Houston, TX 77091' is provided, along with a note that representatives will be on hand to provide program information, status updates, and assist with surveys and applications. At the bottom, there is a green circle stating 'Walk-ins welcome, no appointment required!' and social media icons for Twitter, Facebook, and Instagram, with the handle '@HoustonHCDD'. The background of the poster shows a blue and white van on a winding road leading to a red flag.

CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT

CITY OF HOUSTON

## COMMUNITY OFFICE HOURS

### On The Road!

Coming to a Multi Service Center near you!  
**February 12 | 1:00pm-4:00pm**  
**Acres Homes Multi Service Center**  
6719 W Montgomery Rd, Houston, TX 77091  
Representatives from each division will be on hand to provide program information, status updates, and assist with surveys and applications.

Walk-ins welcome, no appointment required!

Follow us on    @HoustonHCDD



# Section 3 Cafe



The Section 3 Cafe is an innovative platform to learn about Section 3 certification from the HCDD Contract Compliance Team and help residents and business concerns jump-start the process and connect with community members.

# Section 3 Cafe



Thanks to those who joined us at February 12<sup>th</sup>'s Section 3 Cafe! And special thank you to Dr. Pringle of @HUDSouthwest and @LISC\_Houston for sharing information and resources with attendees.

# HCDD Housing Advocate Collaborative

Each month, HCDD gathers advocates in housing fields to hear their feedback and share program information.

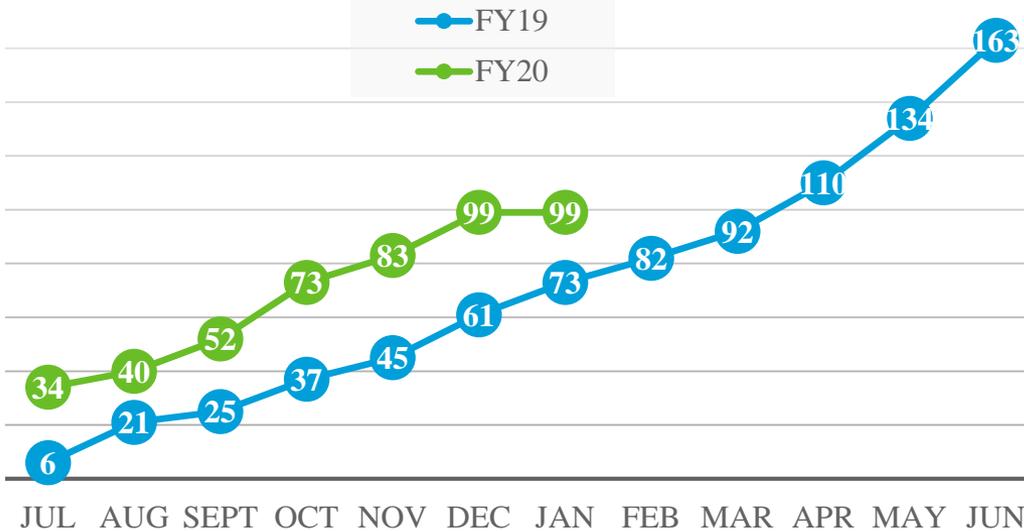
This Month: Multifamily and Homebuyer Assistance Programs and Community Engagement workshop for our Consolidated Plan.

Join us: February 20th from 3:30-5PM  
The United Way  
50 Waugh Drive  
Houston, TX, 77007



# Homebuyer Assistance Program

## Homebuyers Served



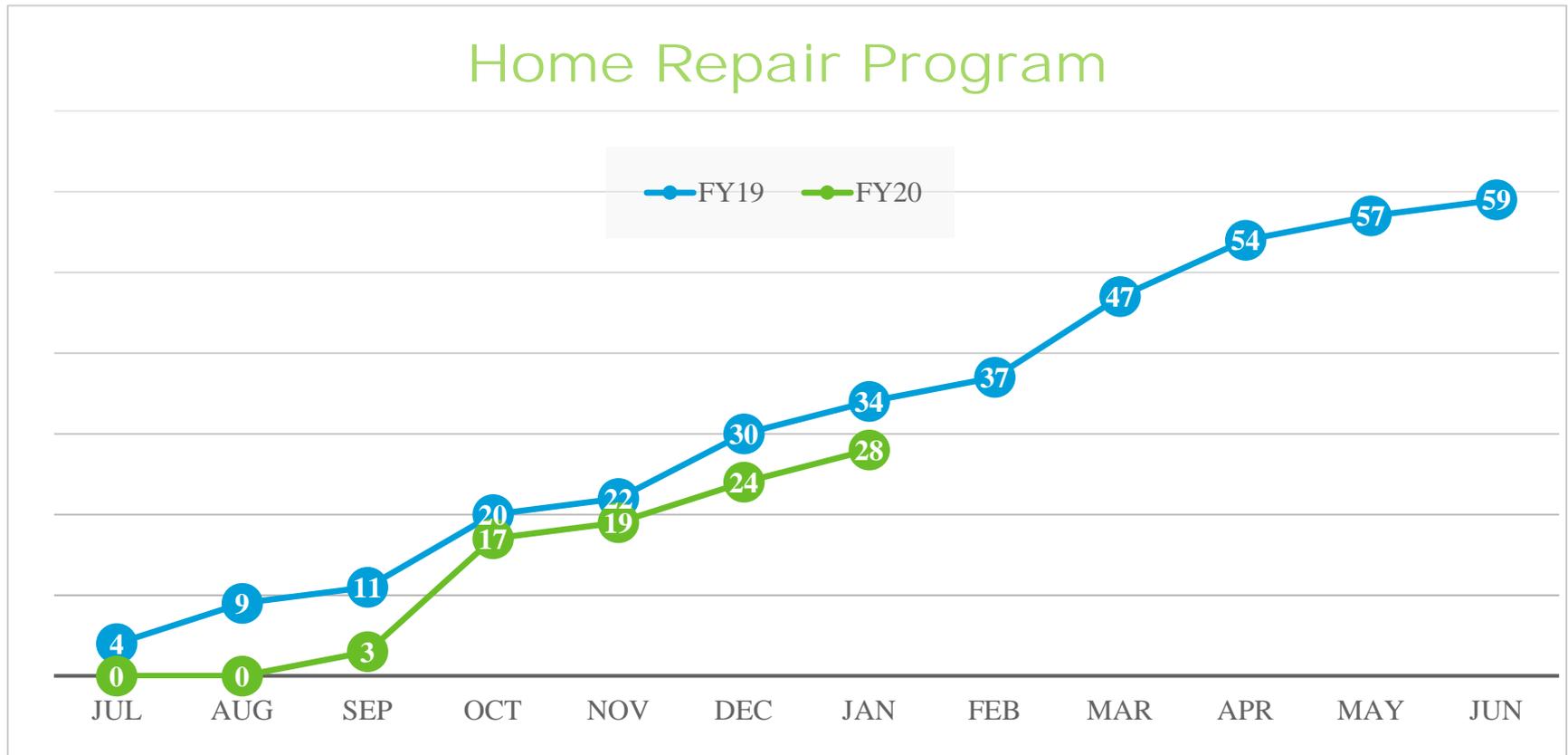
Provides up to \$30,000 to help Houstonians purchase a home

99 homebuyers served FY20

16 served in Dec '19



# Single Family Home Repair Program

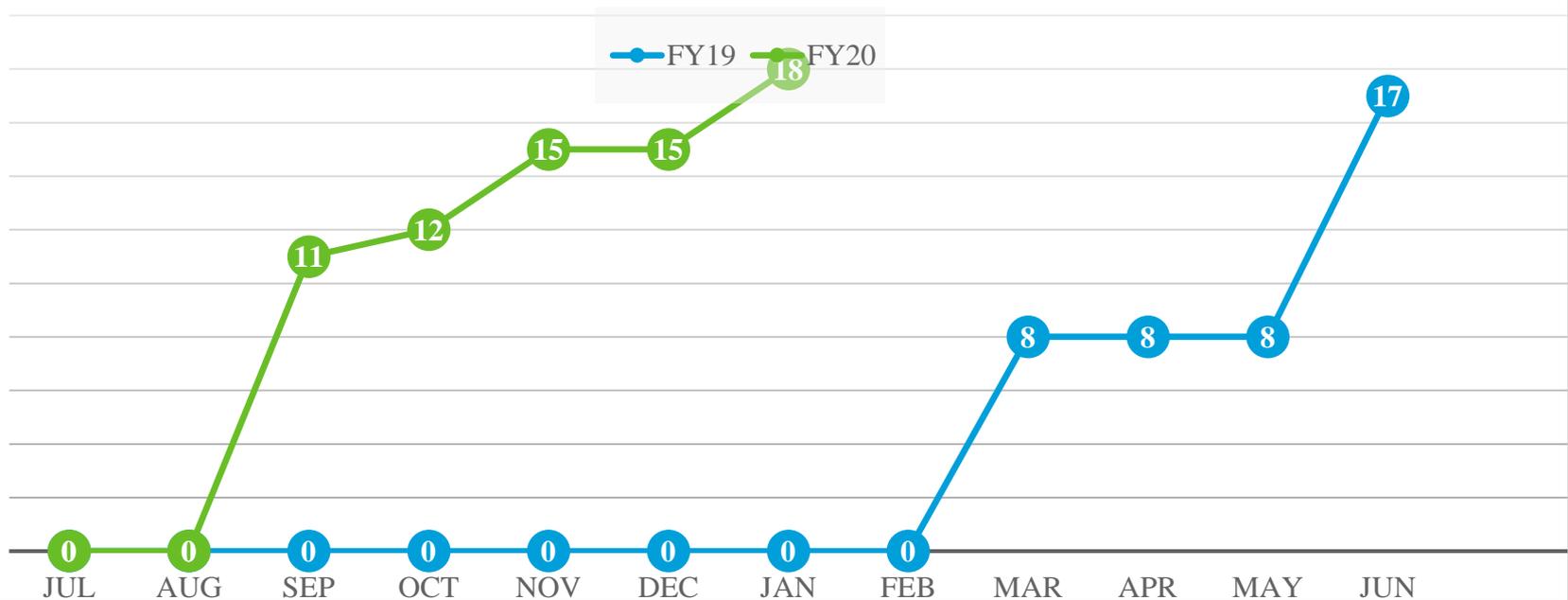


Repairs and reconstructs existing homes for homeowners



# New Home Development Program

## New Home Development



NHD builds new homes for sale at affordable prices



# Other Programs

21,945

Service Visits –  
Public Services (FY '20)

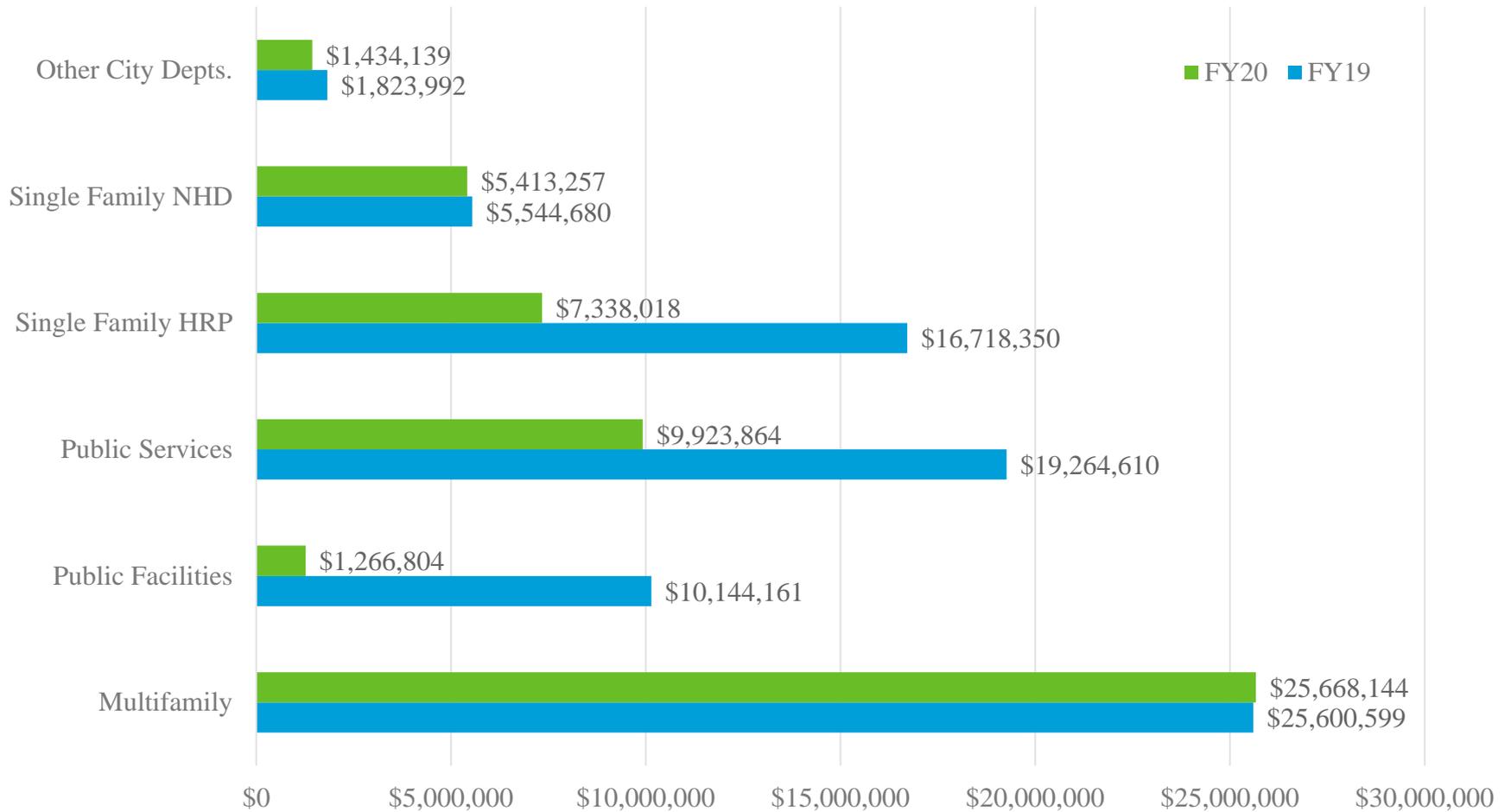
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Projects under construction –  
Public Facilities (FY '20)

Note: Public Services numbers have a one month lag in reporting due to the nature of these programs.

# Spending by Program Area

## FY19 vs. FY20



# Single Family: Homes Sold

Homes built by HCDD's Single Family Division are sold through the Houston Land Bank to income-qualified homebuyers using NHDP homebuyer assistance or homebuyers utilizing the Houston Community Land Trust.

## Sales to homebuyers using NHDP Assistance

**\$150k-\$180k** target sale price

Up to **\$39,900** in NHDP Assistance

Serves buyers **80%** AMI and below

**5 year** affordability period

**4** homes sold (open market) FY20

**0** home currently under contract

## Sales to homebuyers using Houston Community Land Trust

**\$75,000+** target sale price

Land is held in trust with a 99-year lease

Serves buyers **80%** AMI and below

Must be sold at a set affordable price to the next buyer

**9** homes entered the CLT FY20

**+3** home currently under contract

# Comments



# THANK YOU!



2100 Travis Street, 9th floor  
Houston, TX 77002  
832-394-6200

[www.houstontx.gov/housing](http://www.houstontx.gov/housing)



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CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT