

# Housing & Community Affairs Committee



Agenda Items  
May 26, 2020



@HoustonHCDD

# HCDD Agenda

- I. Call to Order
- II. Public Services
- III. Real Estate
- IV. Disaster Recovery
- V. Public Comments
- VI. Director's Comments



## Item II.a. – PUBLIC SERVICES

### Homeless Housing Services Program (All Districts)

An Ordinance authorizing the City of Houston (City) to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA) for a \$1,739,391.00 award of Homeless Housing Services Program (HHSP) funds to address homelessness in Houston.

This Ordinance further authorizes the HCDD Director to represent the City on behalf of the HHSP award and have authority to execute the contract between the City and TDHCA for HHSP funds.

The City's proposed 2021 HHSP award amount for general allocation is \$1,322,027.00, plus an additional set-aside funding amount of \$417,364.00 to address youth homelessness.



## Item II.a. – PUBLIC SERVICES

### Homeless Housing Services Program (All Districts)

Allowable activities addressing homelessness include: construction, development, or procurement of housing; rehabilitation of structures; provision of direct services and case management; or other homelessness-related activities as approved by the TDHCA.

This Contract is a procedural, administrative matter required by the State of Texas for the City to receive the funds awarded.

An Ordinance detailing the proposed allocation of the HHSP funds, once accepted, for use by local nonprofit organizations will be presented to Council for consideration on a future date.



## Item II.b. – PUBLIC SERVICES

### Tenant Based Rental Assistance (All Districts)

An Ordinance authorizing a Contract between the City of Houston (City) and the Houston Housing Authority, providing up to \$8,000,000.00 in HOME Investment Partnership Program (HOME) Tenant Based Rental Assistance (TBRA) funds and \$650,000.00 in Community Development Block Grant - coronavirus response (CDBG-CV) funds for the administration and operation of the COVID-19 rental assistance program.

Through this contract the Houston Housing Authority will administer program services, including direct rental and utility assistance, to approximately 1,000 low to moderate income clients unable to pay for rent due to loss of income as a result of COVID-19 stay at home orders.



# Item II.b. – PUBLIC SERVICES

## Tenant Based Rental Assistance (All Districts)

This contract period is from June 1, 2020 – December 31, 2021.

Category	Total Contract Amount	Percent
Administrative	\$0.00	0%
CDBG-CV	\$650,000.00	7.51%
HOME TBRA	\$8,000,000.00	92.49%
Total	\$8,650,000.00	100.00%



## Item II.c. – PUBLIC SERVICES

### recenter (District: D)

An Ordinance authorizing a first contract amendment between the City of Houston and The Men’s Center dba recenter for up to \$50,000.00 in Community Development Block Grant (CDBG) funds for program and administration costs to serve a minimum of 50 emergency and transitional housing residents recovering from alcohol and/or drug abuse.

Supportive case management services will include access to medical, social and educational services, assistance in access to coordination of care, case oversight, transportation and linkage of appropriate services.

This is a part of LifeMap, recenter’s flagship program.



# Item II.c. – PUBLIC SERVICES

## recenter (District: D)

By providing alcohol and drug addiction services, recenter will assist individuals in leading more productive and sustainable lives.

The Men’s Center dba recenter began receiving CDBG funds in 2016. This first contract amendment provides funding through December 31, 2020.

Category	Total Contract Amount	Percent
Administration	\$3,275.54	6.55%
Program Costs	\$46,724.46	93.45%
Total	\$50,000.00	100%





## Item III. – REAL ESTATE

### 3200 N. MacGregor (District: D)

An Ordinance authorizing an Option Agreement for the \$6,130,000.00 Purchase and Sale of Real Property between the City of Houston (City) and Appian Way Opportunity Fund LLC (Seller) for the purchase of 3200 N. MacGregor Way (Property), through the CDBG-DR17 Harvey Buyout (HB) Program.

The \$6,000,000.00 purchase price is based on appraisal, plus due diligence and closing costs totaling approximately \$130,000.00. The Property comprises approximately 47,890 sq. ft of land including 37,138 square feet of improvements.

Seller will convey the land to the City subject to the terms, conditions and restrictions listed in the Option Agreement.



# Item III. – REAL ESTATE

## 3200 N. MacGregor (District: D)

The following is a breakdown of estimated costs for the purchase of 3200 N. MacGregor:

Sources	Amount	Uses
CDBG DR 17	\$6,000,000.00	Estimated Purchase Price
CDBG DR 17	\$130,000.00	Estimated Due Diligence closing post maintenance cost
Total	\$6,130,000.00	Estimated Total



# Item III. – REAL ESTATE

## 3200 N. MacGregor (District: D)



## Item IV. DISASTER RECOVERY

### Harvey IMS (All Districts)

Council approval of an additional \$900,000.00 in TIRZ Affordable Housing Funds to fund the remainder of a contract between the City of Houston (City) and I&I Software to design, build, maintain and support an Information Management System (IMS) to manage HCDD's Hurricane Harvey Disaster Recovery operations.

This contract was approved by Council on October 24, 2018, by Ordinance No. 2018-863, for a total amount of \$1,640,000.00. This Ordinance was issued with initial funding from TIRZ of \$945,000.00.

The expectation was that the TIRZ funds would be reimbursed and the remainder of the contract funded, with CDBG-DR17 funds when those funds became available.



## Item IV. DISASTER RECOVERY

### Harvey IMS (All Districts)

On February 19, 2020, by Ordinance No. 2020-114, an additional \$695,000.00 in TIRZ funds was added to the contract to bring the total amount to \$1,640,000.00.

This request will add \$900,000.00 to bring the new total to \$2,540,000.00.

During a monitoring review, it was determined that the procurement did not adhere to federal procurement standards as prescribed by 2 CFR 200. Therefore, costs incurred under this contract are not eligible for reimbursement under CDBG DR17.



## Item IV. DISASTER RECOVERY

### Harvey IMS (All Districts)

The contract will be re-procured by April 2021. This request adds additional time and funding to continue to maintain, enhance, and add more functionality to the Harvey IMS.

Completion of the IMS is critical for successful implementation and administration of CDBG-DR17 programs. Additional funding is necessary to continue to record all program information, perform financial grant management and drive work processes.

It will also continue to track applicant progress, develop and provide milestone reporting, while satisfying all US Department of Housing and Urban Development, Texas General Land Office and City requirements for the program.



# **DIRECTOR'S COMMENTS**

# Community Office Hours

**COMMUNITY  
OFFICE HOURS**  
*On The Road!*

**ALL HCCD EVENTS**

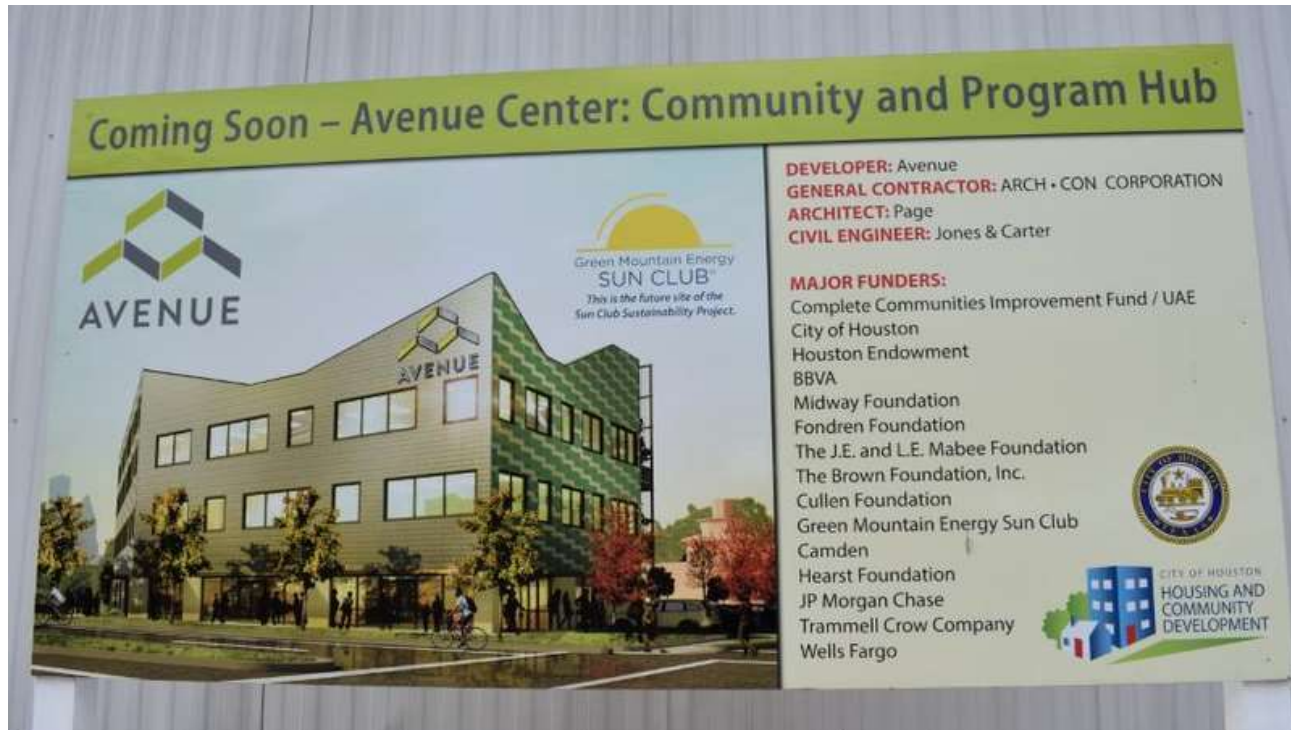
**POSTPONED**

Until Further Notice...





# Avenue Center



Avenue Center will house Avenue’s homebuyer education classes and resident leadership development as well as partner-operated programs including a health care clinic, early childhood development program, a high school educational enrichment and drop-out prevention program.

# Avenue Center



Avenue Center is a 31,016-sq. ft. community hub located in Houston's Near Northside, a historic neighborhood.

# Avenue Center



Avenue Center was provided a Section 108 loan of \$1,500,000.00 and granted \$824,353.97 in Economic Development Initiative (EDI) funds, and \$1,075,646.03 in CDBG- entitlement funds totaling \$3,400,000.00.



# Tier 3 Demolition

## Disaster Recovery - Hurricane Harvey (District B)



**5627 Kittridge  
Trinity Gardens**



# Houston Land Bank Key Exchange

## New Home Development Program (District B)



**1048 Randolph Street**  
**Acres Homes Complete Community**



# Towne Park Village

Towne Park Village is a new, affordable, master-planned community located in Northeast Houston.



Home prices in Towne Park Village will range from \$179,000.00 to \$222,000.00.

# Towne Park Village



HCDD is helping to keep mortgages affordable by offering up to \$30,000 in down-payment assistance to eligible first-time homebuyers.

The community offers quality, newly constructed single-family homes for Houston's workforce and families in NE Houston.



# Houston Land Bank Affordable Homes for Sale

## New Home Development Program, Acres Homes (District B)



**7903 Virgil**  
**Acres Homes Complete Community**



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT





# Houston Land Bank Affordable Homes for Sale

## New Home Development Program, Acres Homes (District B)



**7822 Sealy**  
**Acres Homes Complete Community**



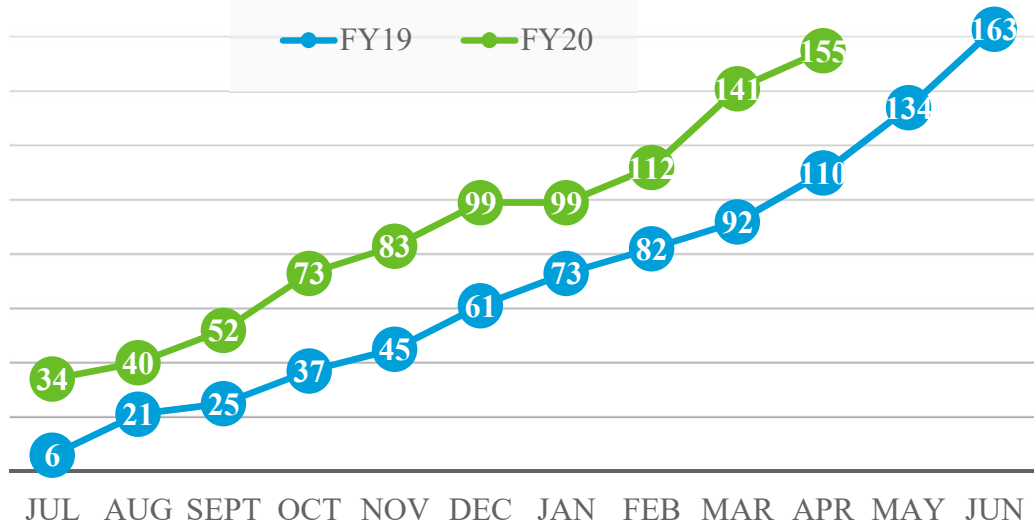
CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



@HoustonHCDD

# Homebuyer Assistance Program

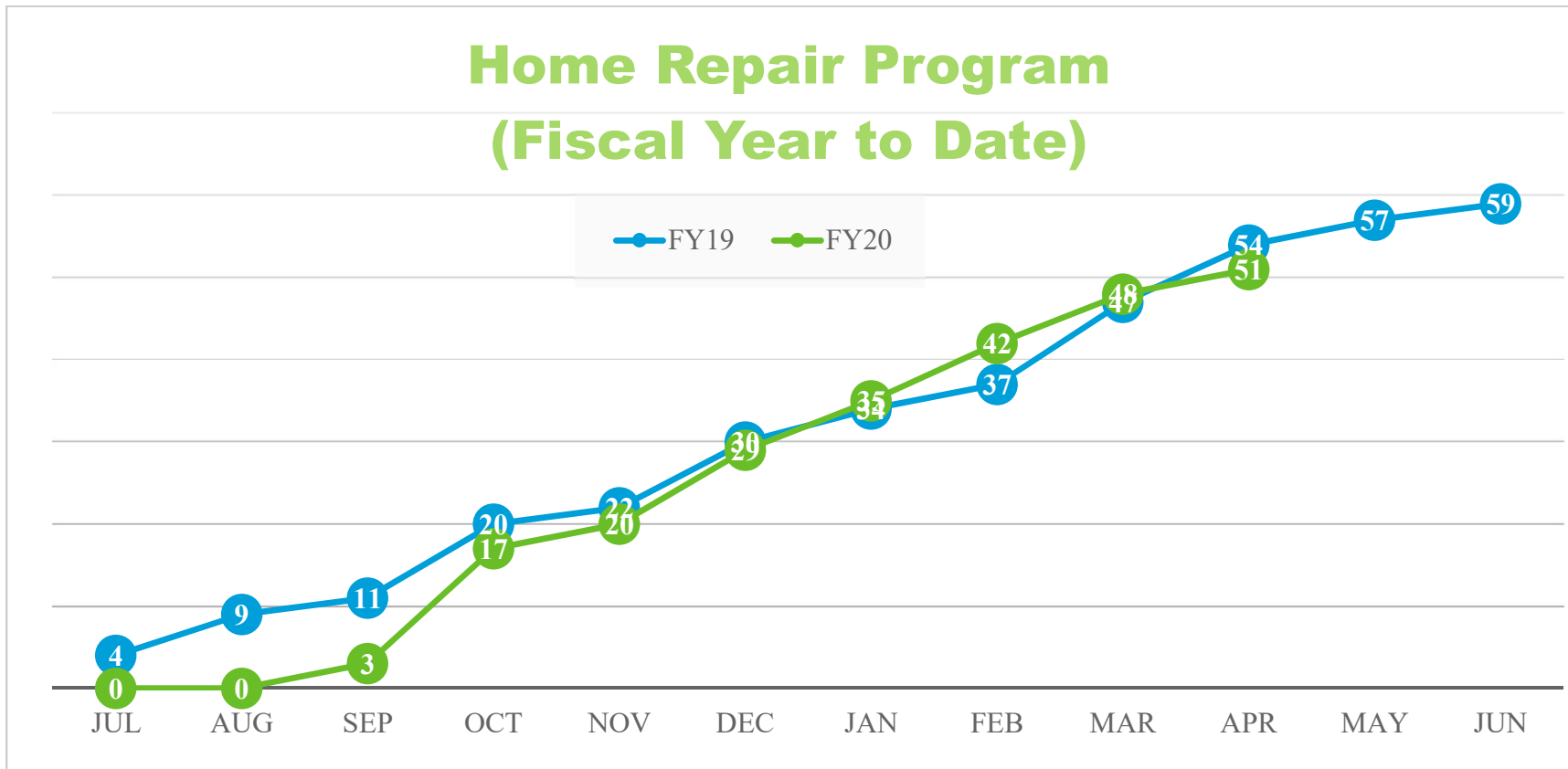
Homebuyers Served  
(Fiscal Year to Date)



**155** homebuyers served FY20 **14** served in Apr '20

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

# Single Family Home Repair Program

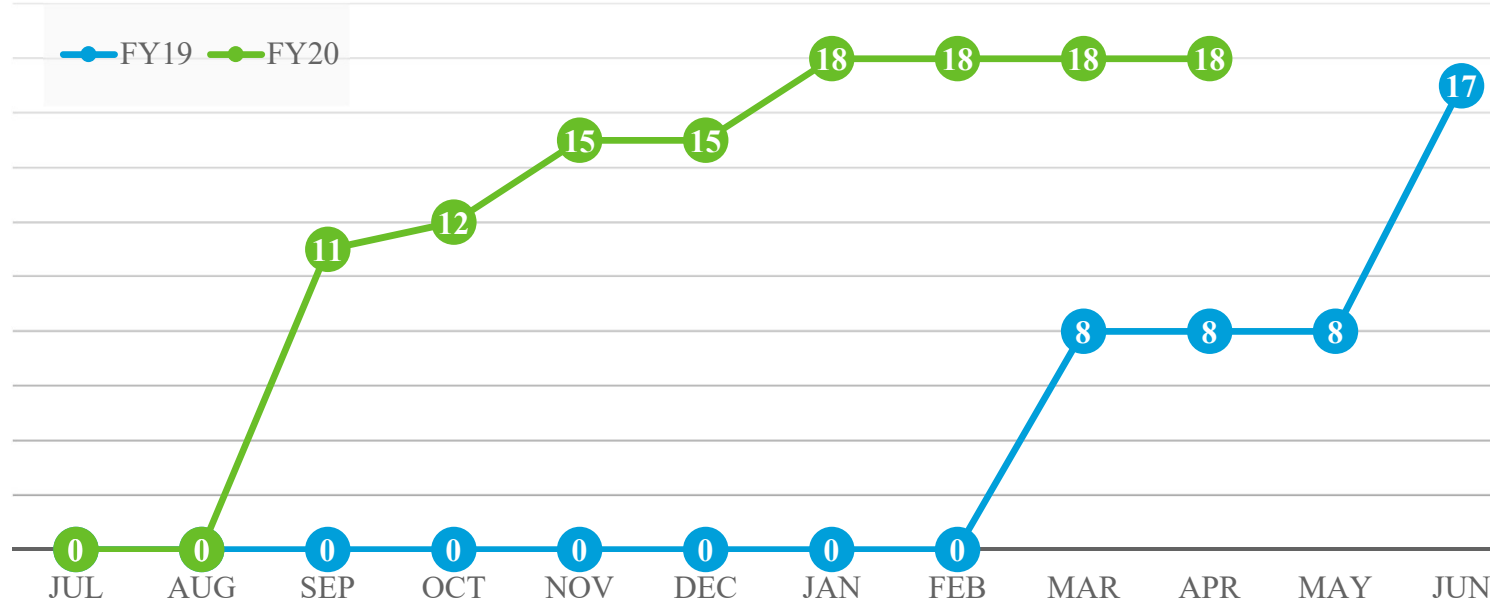


Repairs and reconstructs existing homes for homeowners



# New Home Development Program

## New Home Development (Fiscal Year to Date)



NHD builds new homes for sale at affordable prices



# Other Programs (Fiscal Year to Date)

32,989

Service Visits –  
Public Services (FY '20)

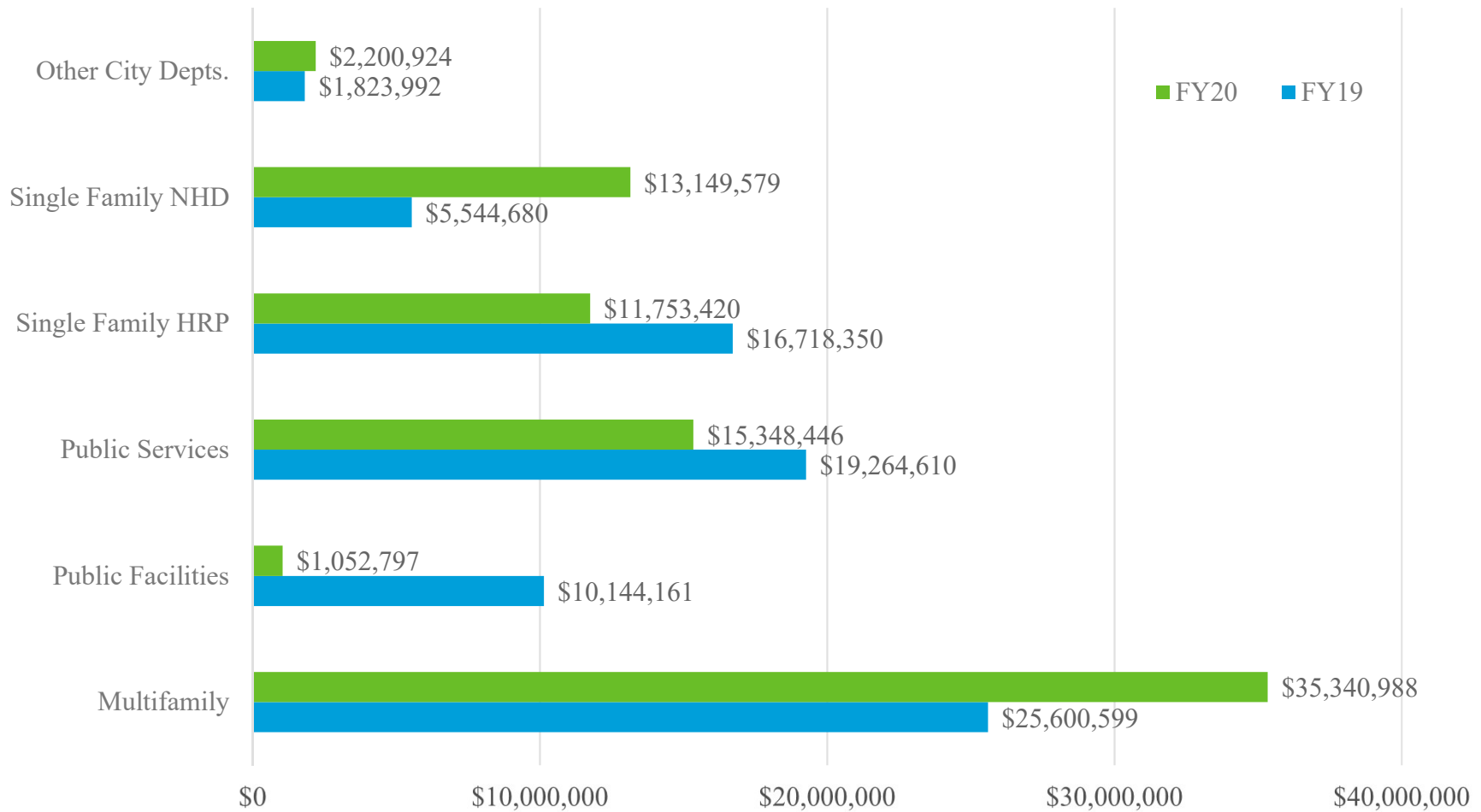
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Projects under construction –  
Public Facilities (FY '20)

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



**THANK YOU!**

# Houston's Homeless Response System

**Marc Eichenbaum**

Special Assistant to the Mayor for Homeless Initiatives



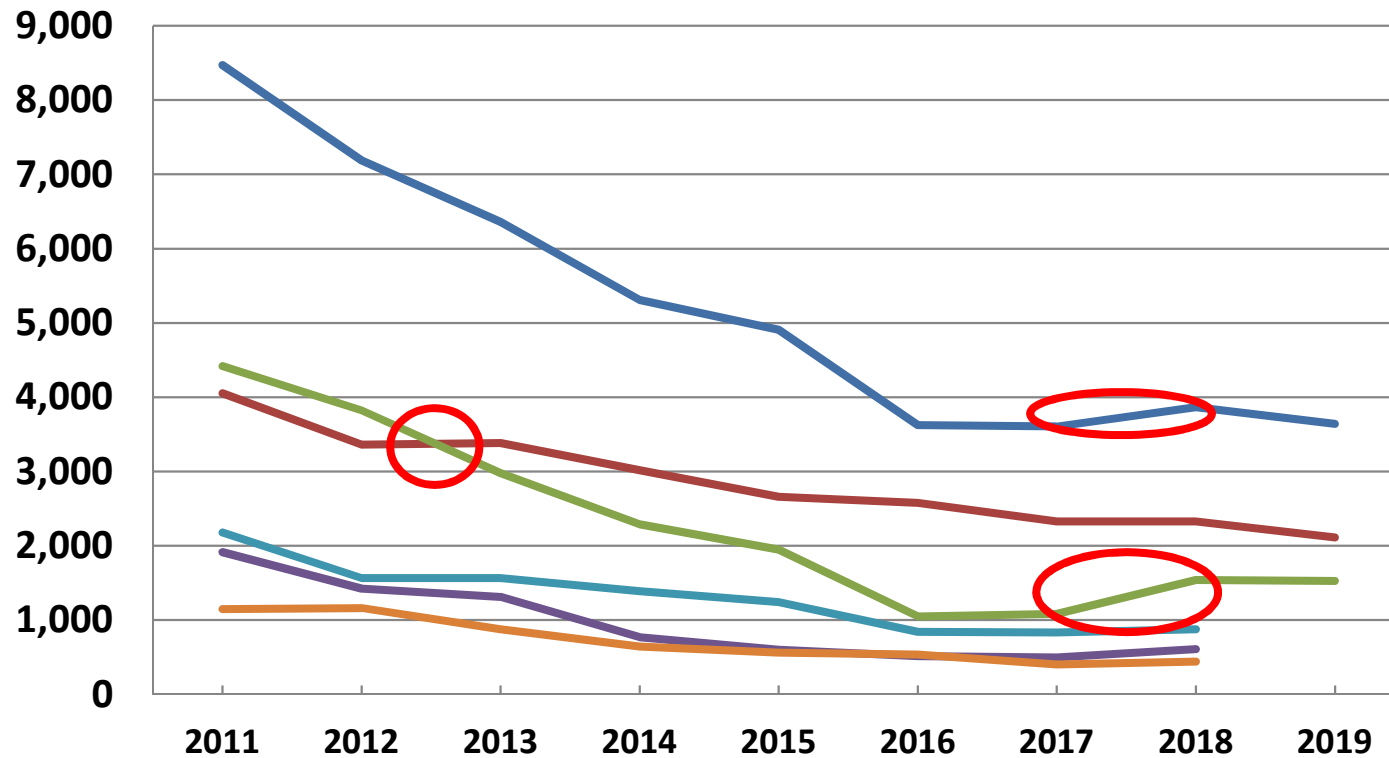
**The Way Home**  
Changing the Path for Houston's Homeless





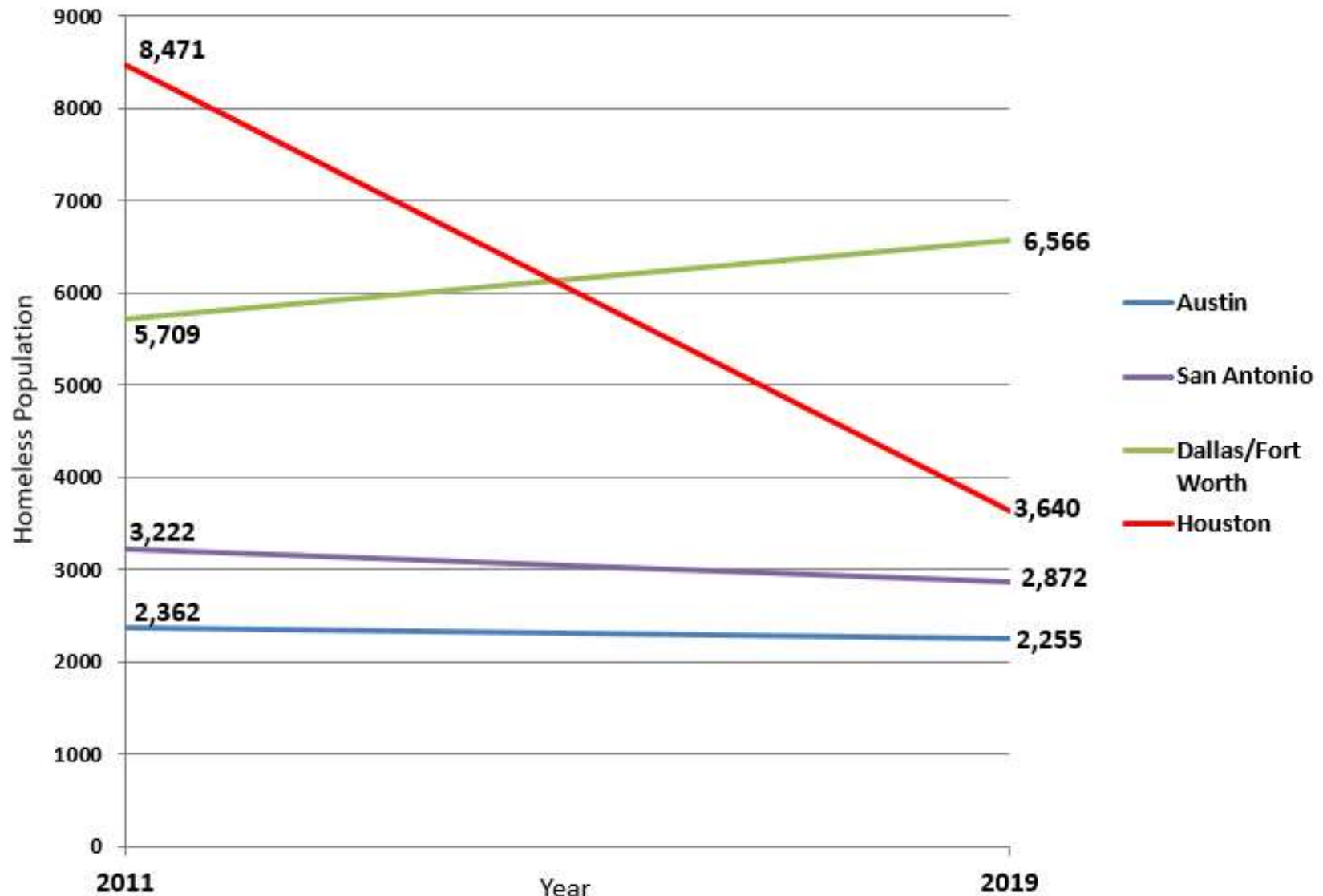
**CURRENT STATUS**

# Population Changes



	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Total</b>	8,471	7,187	6,359	5,308	4,906	3,626	3,605	3,866	3,640
<b>Sheltered</b>	4,053	3,363	3,381	3,017	2,659	2,576	2,328	2,326	2,112
<b>Unsheltered</b>	4,418	3,824	2,978	2,291	1,950	1,050	1,084	1,540	1,528
<b>Chronically Homeless</b>	1,914	1,422	1,309	769	600	516	497	607	
<b>Persons in Families</b>	2,178	1,566	1,565	1,390	1,243	841	832	878	
<b>Veterans</b>	1,146	1,162	877	644	563	537	401	439	

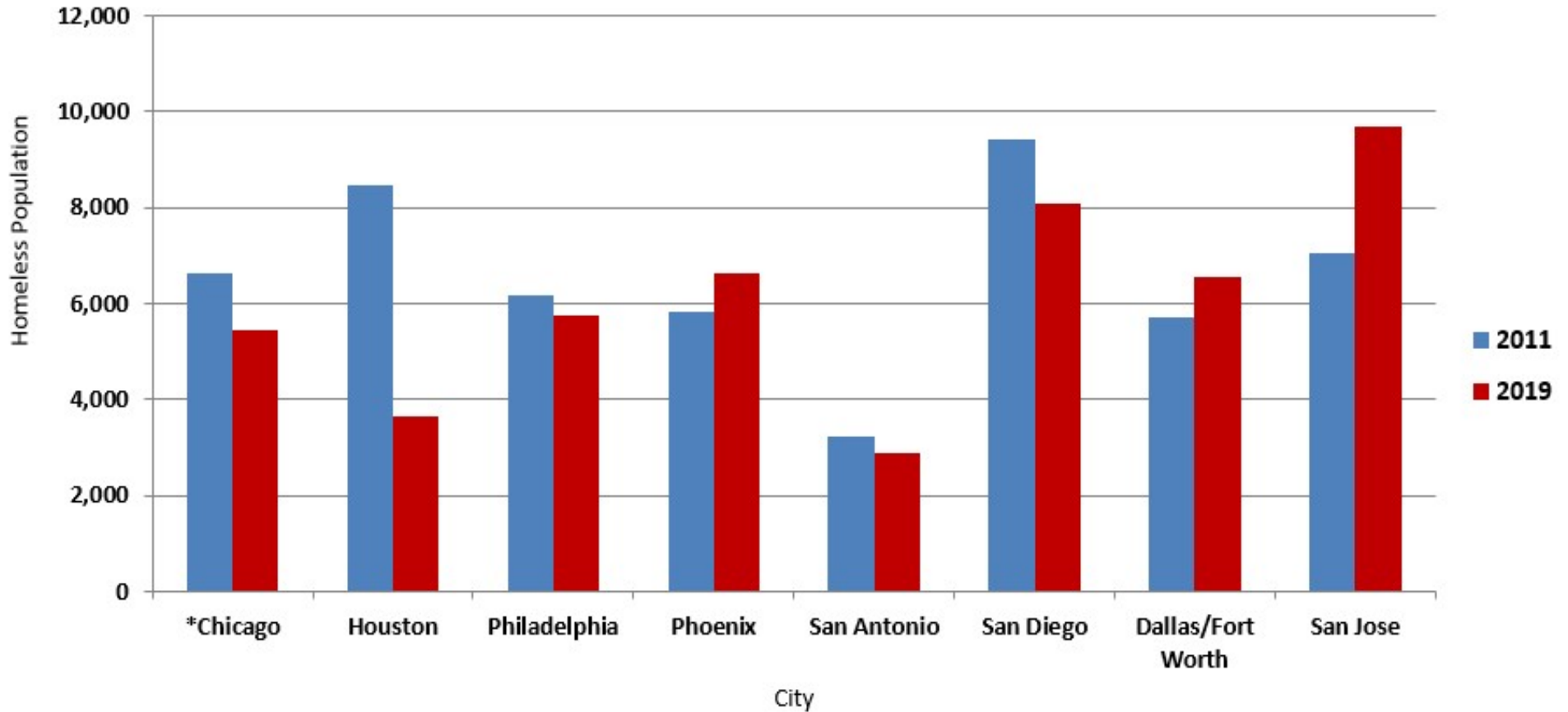
# It's Working Better than Anything Else in Texas



Based on Data from the U.S. Department of Housing and Urban Development

# It's Working Better than Anything Else in USA

Ten Largest US Cities, excluding New York City and Los Angeles (2011-2019)



	*Chicago	Houston	Philadelphia	Phoenix	San Antonio	San Diego	Dallas / Fort Worth	San Jose
2011	6,635	8,471	6,180	5,831	3,222	9,436	5,709	7,067
2019	5,450	3,640	5,735	6,614	2,872	8,102	6,566	9,706
% Change	-18%	-57%	-7%	+13%	-11%	-14%	+15%	+37%

**HOUSING**

# BIG IMPACT

**18,000+**

Homeless Individuals

**PERMANENTLY HOUSED**  
since 2012

**MANAGING**



**SOLVING**

# The Houston Way...

*System  
Transformation...*

*With unprecedented  
collective Impact  
between the public  
and private sectors...*

*Using evidence  
based practices.*



# Homeless Housing

Housing  
Units

Supportive  
Services

Placement /  
Monitoring  
System

# Housing Units



New Hope Housing - Sakowitz



The Women's Home - Jane Cizik Garden Place

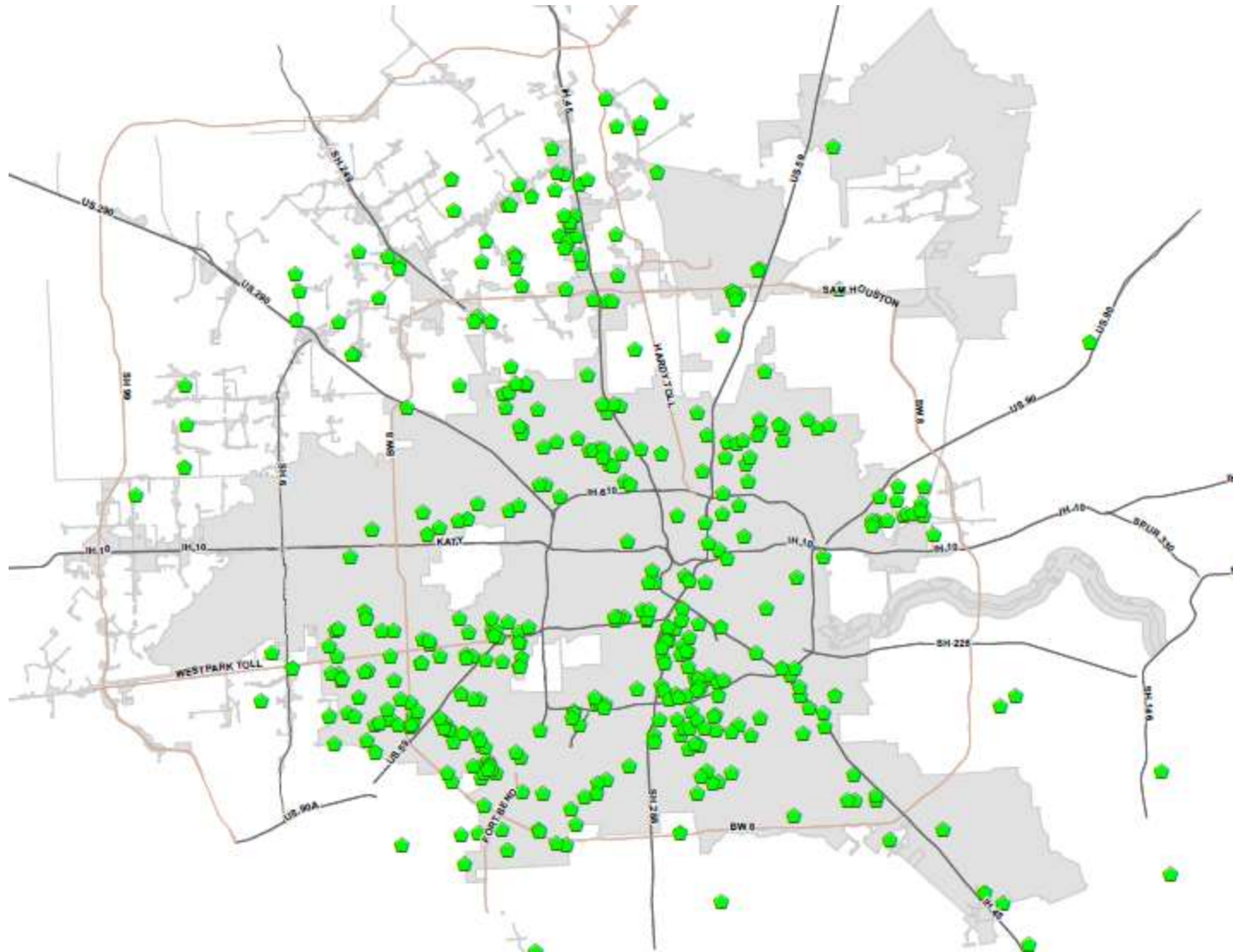


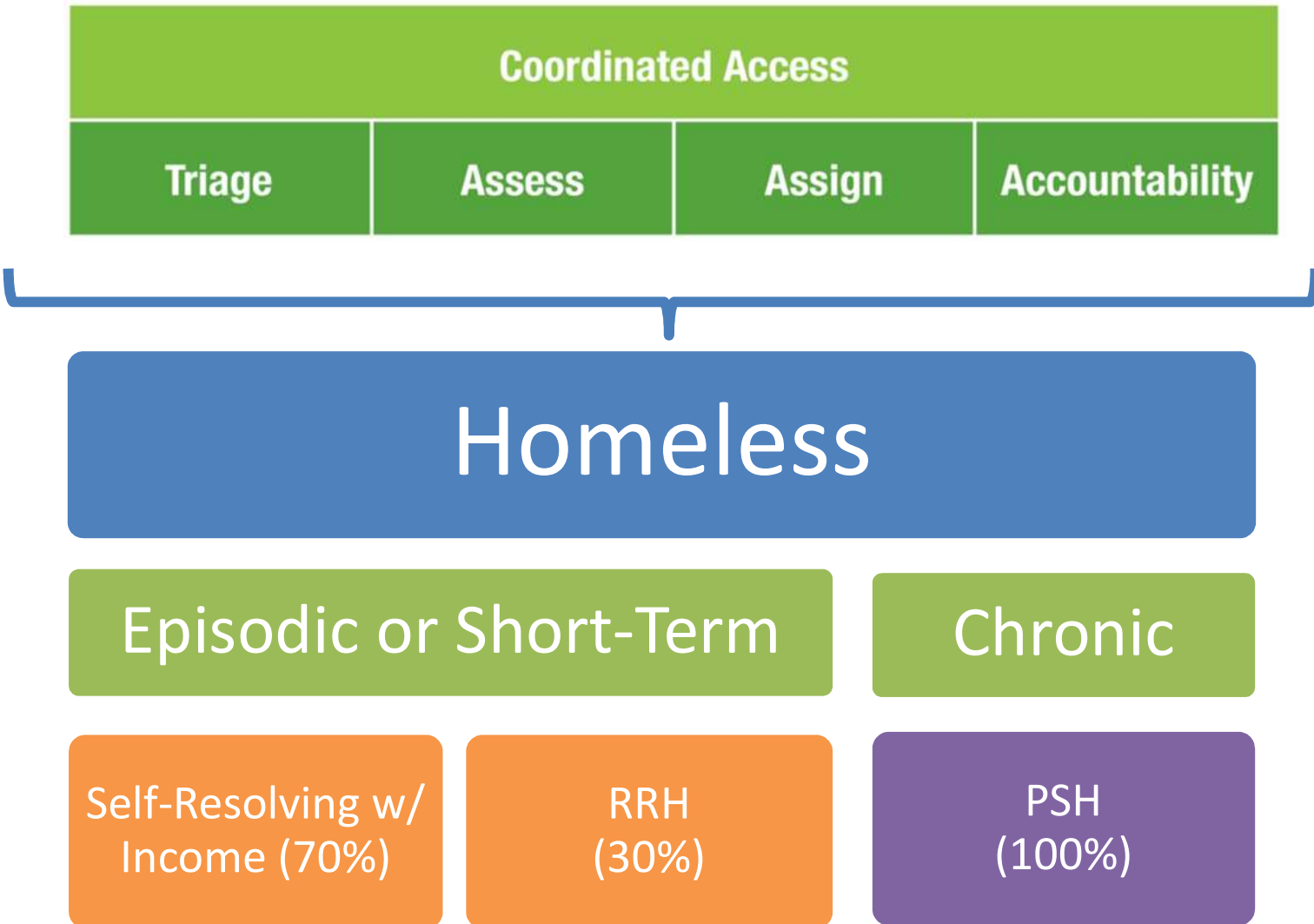
New Hope Housing's Rittenhouse



Travis Street Plaza Apartments

# Housing Units – Scattered Site





# Coordinated Access

Housing Program Eligibility and Capacity

All programs available for enrollment are listed below. By default only programs that have eligibility criteria are displayed. The selected client is evaluated against the eligibility criteria for each program and a result for each is displayed below.

Only Display Programs with Eligibility Criteria:

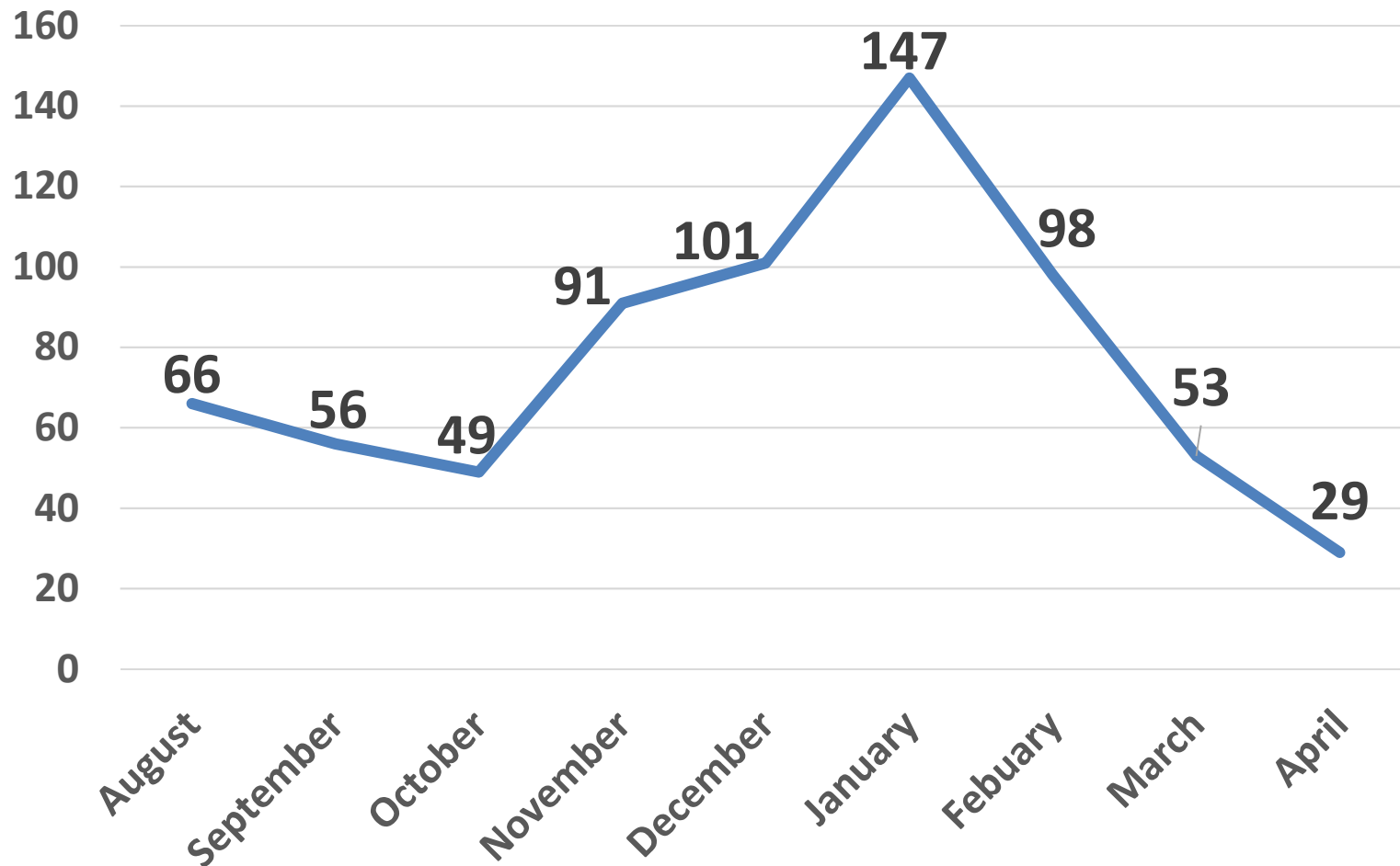
Facility	Eligibility Result	Additional Eligibility Details	Contact Phone	Facility Availability
<p><b>Waitlist</b></p> <p>A Helping Place (PSH for Singles)</p> <p> A Helping Place 500 W. Alabama Houston, Houston 77027</p>	<p> <a href="#">Passed</a></p>	<p></p>		7 of 10 Bed(s) Available
<p>A1 Family Housing (PSH for Families)</p> <p> A1 Family Housing 1111 Calhoun Houston, Houston 77002</p> <p><b>Eligibility</b></p>	<p> <a href="#">Fail</a></p>	<p></p>		29 of 29 Unit(s) Available
<p>AF - Project T.E.X.T.M.S.G. (Program Eligibility Requirements)</p> <p> AFH - Project T.E.X.T.M.S.G. 900 N. Durham #124 Houston, Houston 77004</p>	<p> <a href="#">Not enough data</a></p>		713-623-6795	12 of 18 Bed(s) Available
<p>Hermosa House Permanent (PSH for Singles)</p> <p> Hermosa House Permanent Houston 77002</p> <p><b>Referral</b></p>	<p> <a href="#">Passed</a></p>		713-623-6795	27 of 27 Bed(s) Available

**Program Details**

**Unit Availability**

# System Performance

## Chronically Homeless Individuals Housed



**COVID-19**

# COVID-19: Three Prong Response

## 1. Prevention

- 20+ handwashing stations
- Outreach
- Distribution
  - 8,800+ face masks
  - 6,500 bottles of Hand Sanitizer
  - 15,000 antiseptic wipes
  - Info Sheets
- Sanitation / Liter Abatement
- Auxiliary Shelter



# COVID-19: Three Prong Response

## 2. Emergency Response

- Homeless Testing Program

## 3. Recovery

- Quarantine/Isolation Facility
- COVID-19 Homeless Housing Initiative

<b>COVID Emergency Shelter</b>  ~300 people  Modify existing shelter programs to add new/additional space that allows for social distancing, enhanced intake, etc.	<b>Bridge to Permanent Supportive Housing</b>  ~1,000 people  Rapidly re-house people experiencing homelessness while they await a PSH unit	<b>Rapid Re-housing</b>  ~1,700 people  Provide short-term (12 month) rental assistance and case management to those matched with RRH programs	<b>Sustainability of H3</b>  ~200 people  Provide ongoing rental assistance and wraparound supportive services to those housed through the H3 initiative	<b>Diversion &amp; Mental Health Services</b>  ~2,000 people  Provide rental assistance to divert people from shelter; offer mental health services to high-risk, recently-housed people
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**FUNDING**

# Three Keys of Homeless Housing



Rental  
Assistance



Supportive  
Services

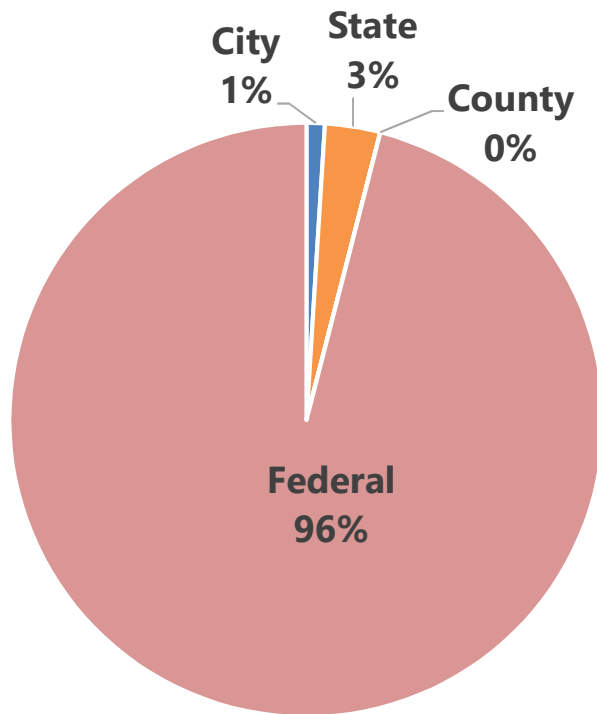


Housing  
Units

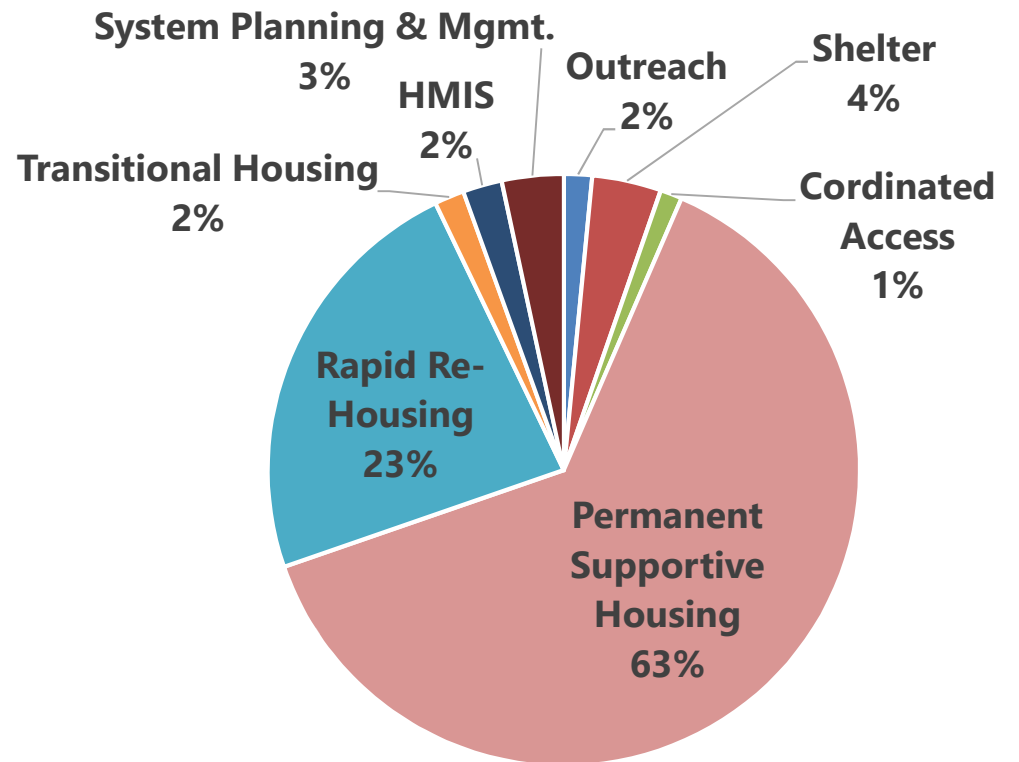
# Funding

**\$43 million**

## Funding Sources



## Funding Uses



\*Does not include capital development funding and Federal HOPWA funds administered through the City of Houston; Federal Tax Credit Equity administered through the State of Texas; Federal Low-Income Housing Vouchers administered through the Houston Housing Authority; and Federal 1115 Vouchers.

# Funding

## Homeless Funding – City Comparison

Doing More with Less, but Limits Exist...

	General	Fed. Ent. Grants	State	Tax	Bonds	TOTAL
Houston	\$130,000	\$6,790,325	\$1,092,045	\$302,370		\$8,314,740
New York City	\$2,040,769,000	\$17,640,650	\$166,860,000			\$1,225,269,650
Los Angeles	\$300,000,000	\$4,478,369			\$460,000,000	\$764,478,369
San Antonio	\$8,043,810	\$196,327	\$1,914,318			\$10,154,455
Dallas	\$10,000,000	\$3,000,000	\$2,300,000		\$4,000,000	\$19,300,000
San Francisco	\$175,297,711	\$1,051,165			\$5,925,000	\$182,273,876
Seattle	\$54,016,691	\$19,347,519	\$1,300,000	\$3,258,070		\$77,922,280
Washington DC	\$199,000,000	\$1,900,000		\$74,500,000		\$275,400,000
Boston	\$7,756,401	\$1,192,814	\$83,000,000			\$91,949,215

Annual (2017) City provided and/or administered homeless funding.

# Funding

## Homeless Funding – City Comparison 2019

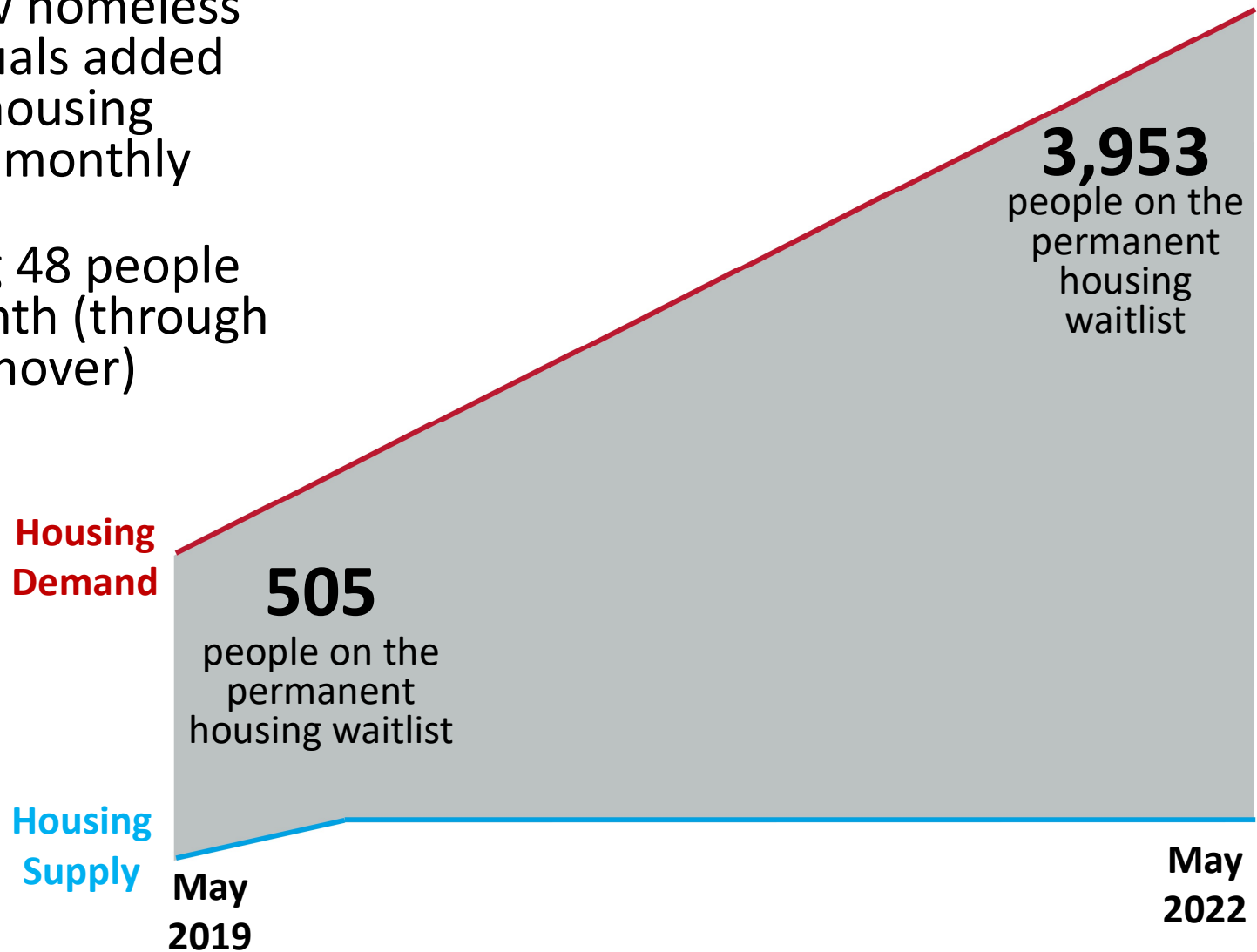
	CoC	General Fund	Local - Tax	Local - Bonds	Fed. Entitle.	State	County	TOTAL
New York City	\$117,583,916	\$ 1,164,300,000			\$ 701,591,000	\$ 180,227,000	City = County	\$ 2,046,118,000
Los Angeles	\$123,707,061	\$ 100,000,000		\$ 460,000,000	\$ 4,552,484		355000000	\$ 919,552,484
San Francisco	\$44,537,520	\$ 242,880,000			\$ 51,520,000	\$ 73,600,000	City = County	\$ 368,000,000
Washington DC	\$22,720,536	\$ 312,000,000						\$ 312,000,000
Seattle	\$40,191,419	\$ 60,861,269	\$ 2,153,389		\$ 21,652,944		56800000	\$ 141,467,602
San Diego	\$21,394,691	\$ 12,000,000	\$ 2,450,000		\$ 19,400,000	\$ 14,100,000	\$29,600,000	\$ 77,550,000
Austin	\$6,780,538	\$ 13,581,139			\$ 2,105,800	\$ 1,904,199	6000000	\$ 23,591,138
Dallas	\$16,562,289	\$ 11,228,116		\$ 4,000,000	\$ 4,323,032	\$2,337,283		\$ 21,888,431
San Antonio	\$9,729,143	\$ 8,381,906			\$ 2,469,271		\$278,705	\$ 11,129,882

Annual (2019) City provided and/or administered homeless funding.

# Projecting What It Will Take

## Current System

- 140 new homeless individuals added to the housing waitlist monthly
- Housing 48 people per month (through unit turnover)

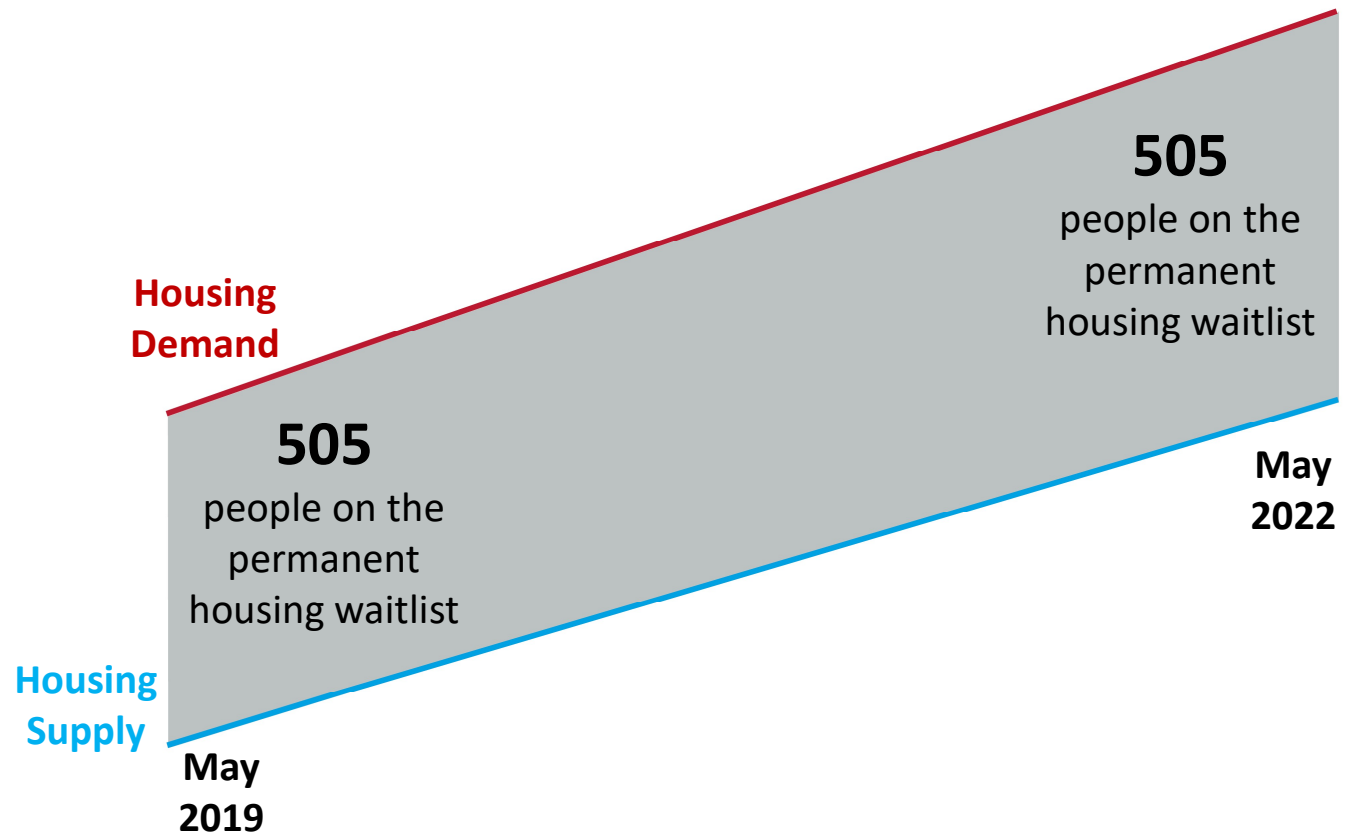


# Draft Projections

## Homelessness Remains Static

- Add 744 units in 3 years
- Housing an average of 58 individuals a month
- Cost: **\$6,793,000**
  - Year 1: \$0
  - Year 2: \$2,871,500
  - Year 3: \$3,921,500

Ongoing annual cost  
after Year 3:  
**\$3,080,000**





# Marc Eichenbaum

Special Assistant to the Mayor for Homeless Initiatives  
City of Houston

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