



# Housing and Community Affairs Committee

**October 19, 2021**



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

# Agenda

- I. Welcome/Introductions
- II. Andy Icken, Chief Dev. Officer
- III. Planning & Grants Management
- IV. Public Services
- V. Single Family
- VI. Director's Comments
- VII. Public Comments

# Planning & Grants Management

Derek Sellers, Deputy Director

# Item III.a. Substantial Amendment ESG-CV (All Districts)

An Ordinance authorizing a Substantial Amendment to the current Emergency Solutions Grant - Coronavirus (ESG-CV) budget in the 2019 Annual Action Plan,

- Transferring \$6,561,700.65 from Essential Services and Outreach Activities
- To the Homeless Prevention and Rapid Rehousing Activities.

## Item III.a. Substantial Amendment ESG-CV (All Districts)

In accordance with HUD's Citizen Participation Plan, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including:

- When a reallocation of funds increases or decreases the budget of an activity by more than 25%, or
- When an activity is added or deleted in the Plan(s).

# Item III.a. Substantial Amendment ESG-CV (All Districts)

The information presented in the amended 2019 Annual Action Plan is based on federal guidance and requirements.

Emergency Solutions Program - Coronavirus Grant		
Activity	Delete/Decrease	Add/Increase
<b>The ESG-CV Budget is Amended as follows:</b>		
<b>Essential Services</b>	(\$6,338,335.65)	
<b>Outreach</b>	(\$223,365.00)	
<b>Homeless Prevention</b>		\$1,933,487.65
<b>Rapid Rehousing</b>		\$4,628,213.00
<b>Total ESG-CV Budget Changes:</b>	<b>(\$6,561,700.65)</b>	<b>\$6,561,700.65</b>



# PUBLIC SERVICES

Melody Barr, Deputy Assistant Director

# Item IV.a. Capital IDEA, 2nd Amendment (All Districts)

An Ordinance authorizing a Second Amendment extending an Agreement between the City and Houston's Capital Investing in Development and Employment of Adults (Capital IDEA),

- Providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds.
- For workforce development, education, and case management to a minimum of 197 low-to-moderate income individuals.



# Item IV.a. Capital IDEA, 2nd Amendment (All Districts)

This contract was administratively extended through November 30, 2021.

This Second Amendment would extend the Agreement through November 30, 2022.

Capital IDEA is currently receiving funding through CDBG-DR17 grant and has received funding from the City of Houston since 2012.

# Item IV.a. Capital IDEA, 2nd Amendment (All Districts)

As of August 31, 2021, Capital IDEA has assisted at least 78% of the 197 individuals it planned to assist during its second year.

Category	Contract Amount	Percentage
Program Services	\$188,000.00	94%
Program Administration	\$22,000.00	6%
<b>Total</b>	<b>\$200,000.00</b>	<b>100.0%</b>

# Item IV.b. AIDS Foundation Houston ESG-CV (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City and AIDS Foundation Houston, Inc. (AFH)

- Providing up to \$1,100,000.00 in Emergency Solutions Grant – CARES Act (ESG-CV) funding
- For housing and supportive services to a minimum of 30 unduplicated individuals experiencing homelessness.

# Item IV.b. AIDS Foundation Houston ESG-CV (All Districts)

The project's scope of work provides:

- Permanent supportive housing via one-bedroom units for thirty unduplicated, unaccompanied homeless adults at two locations.
- Case management, landlord incentives, mental health assessments and support, substance abuse counseling and other supportive services.

# Item IV.b. AIDS Foundation Houston ESG-CV (All Districts)

HCDD selected AFH to address shortages of available one-bedroom units for individuals being housed through the Community COVID Housing Program (CCHP).

HUD's CPD Notice 21-08 issued on July 19, 2021, added sponsor leasing as an eligible ESG-CV activity.

This Agreement will provide funding from November 1, 2021 – August 31, 2022.

## Item IV.b. AIDS Foundation Houston ESG-CV (All Districts)

AFH was selected based on their experience with Parent Leasing under the Housing Opportunities for Persons with AIDS (HOPWA) Program.

This agreement will expand their HOPWA model to support clients within the CCHP.

AIDS Foundation Houston began receiving funding through the City of Houston in 1994.

# Item IV.b. AIDS Foundation Houston ESG-CV (All Districts)

Category	Total Contract Amount	Percentage
ESG-CV Admin	\$100,000.00	9%
ESG-CV Program: Supportive Services	\$264,933.00	25%
ESG-CV Program: Leasing	\$349,320.00	31%
ESG-CV Program: Operations	\$385,747.00	35%
<b>Total</b>	<b>\$1,100,000.00</b>	<b>100.00%</b>

# Item IV.c. SEARCH Homeless Services ESG-CV (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City and SEARCH Homeless Services (SEARCH).

- Providing up to \$702,000.00 in Emergency Solutions Grant – Coronavirus (ESG-CV) funding
- To support 103 employees engaged in face-to-face client service delivery.



# Item IV.c. SEARCH Homeless Services ESG-CV (All Districts)

SEARCH began receiving funding through the City of Houston in 2000.

SEARCH provides Outreach, Rapid Rehousing case management, and navigation services for homeless Houstonians affected by COVID-19.

This funding will support direct service staff as they continue to take personal risks while helping clients obtain and maintain housing.



# Item IV.c. SEARCH Homeless Services ESG-CV (All Districts)

ESG-CV FUNDING	AMOUNT	PERCENT
Administrative	\$0	0%
Program Costs- Outreach	\$176,635.00	25%
Program Costs- Rapid Rehousing	\$525,365.00	75%
<b>Total</b>	<b>\$702,000.00</b>	<b>100%</b>

As of September 30, 2021, SEARCH served 122% of its client goal and expended 34% of its CDBG-CV funding. There were no findings on the annual compliance monitoring.

# Item IV.d. The Coalition for the Homeless of Houston/Harris County (All Districts)

An Ordinance authorizing a First Amendment to the Agreement between the City and the Coalition for the Homeless of Houston/Harris County (The Coalition),

- Providing \$1,600,000.00 in Emergency Solutions Grant – CARES Act (ESG-CV) funds
- For 1,500 housing assessments and outreach and housing navigation services for 400 clients
- From September 1, 2021 – August 31, 2022.

## Item IV.d. The Coalition for the Homeless of Houston/Harris County (All Districts)

- The Coalition, in partnership with direct service agencies, leads the Community COVID Housing Program (CCHP) efforts.
- This coordinated community response focuses on connecting homeless individuals to housing to address the COVID-19 pandemic.
- Housing the homeless from encampments is recommended to help prevent the spread of COVID-19 among this population.

# Item IV.d. The Coalition for the Homeless of Houston/Harris County (All Districts)

Category	Amount	Percentage
Program Services	\$1,456,000.00	91%
Program Administration	\$144,000.00	9%
<b>Total</b>	<b>\$1,600,000.00</b>	<b>100%</b>

This is a newly executed agreement. Data on performance indicators has not yet been compiled and compliance monitoring has not yet occurred.

# Item IV.e. Houston Housing Authority Second Amendment (All Districts)

An Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City and the Houston Housing Authority (HHA),

- Extending the contract through September 30, 2023.
- And providing \$4,750,000.00 in Emergency Solutions Grant - CARES Act (ESG-CV) funds,
- For the COVID-19 financial assistance program provided by the CARES Act.

# Item IV.e. Houston Housing Authority Second Amendment (All Districts)

- Entry into this program will be through The Way Home Houston's Coordinated Access System.
- ESG-CV funds will provide direct rental and utility assistance.
- To date, HHA has provided direct assistance to 619 households.

# Item IV.e. Houston Housing Authority Second Amendment (All Districts)

Category	Total Contract Amount	Percent
Rental Subsidy/Direct Cost	\$4,500,000.00	94.74%
Administrative/Indirect Cost	\$250,000.00	5.26%
<b>Total</b>	<b>\$4,750,000.00</b>	<b>100.00%</b>

As of September 30, 2021, HHA served 56% of its client goal and expended 96% of its current ESG-CV funding. There were no findings on the annual compliance monitoring.



# Item IV.f. Family Endeavors, Inc. (All Districts)

An Ordinance authorizing a First Amendment between the City and Family Endeavors, Inc. for an administrative change to:

- Re-allocate remaining program funds and create additional funding line items within existing agreement budget;
- Add diversion financial assistance to the scope of services.

No additional funds are being requested.

# Item IV.f. Family Endeavors, Inc. (All Districts)

Family Endeavors, Inc. is a non-profit organization that provides programs and services focused on community, disaster relief, employment, housing, mental health, and veteran family services.

This program supports the Community COVID Housing Program (CCHP) that supports Houston's most vulnerable residents impacted by COVID-19 – people experiencing homelessness.

# Item IV.f. Family Endeavors, Inc. (All Districts)

Family Endeavors, Inc. began receiving funds from the City in 2020.

Family Endeavors, Inc. is currently undergoing their first annual compliance monitoring review.

The agreement term is October 1, 2020 - September 30, 2022.

# Item IV.f. Family Endeavors, Inc. (All Districts)

Approved Agreement Budget for Reference		
Funding Source	Amount	Percent
Administration Costs	\$182,729.00	9.09%
Program Costs	\$1,827,287.00	90.91%
<b>Total</b>	<b>\$2,010,016.00</b>	<b>100%</b>

As of August 2021, Endeavors has utilized 32% of funds in this agreement and has served 70% of their Rapid Rehousing client goal and 58% of their Diversion clients.

# Item IV.g. Goodwill Industries of Houston (All Districts)

An Ordinance authorizing a Second Amendment to Contract between the City and Goodwill Industries of Houston (Goodwill),

- Extending the contract through April 30, 2022.
- Providing \$175,000.00 of federal Housing Opportunities for Persons with AIDS funds
- For a job services program with supportive services serving 250 low-to-moderate income households affected by HIV/AIDS.

# Item IV.g. Goodwill Industries of Houston (All Districts)

Job-related services and support services include:

- Case management,
- Educational services,
- Life-skills training,
- Job readiness skills training, and
- Referrals to other programs

# Item IV.g. Goodwill Industries of Houston (All Districts)

The initial contract period was June 1, 2019 through May 31, 2020.

The First Amendment provided funding through May 31, 2021 and was administratively extended through November 30, 2021.

This Second Amendment provides funding through April 30, 2022.

# Item IV.g. Goodwill Industries of Houston (All Districts)

Funding Source	Amount	Percent
Supportive Services	\$175,000.00	100%
Administrative Costs	\$0.00	0%
<b>Total</b>	<b>\$175,000.00</b>	<b>100%</b>

As of September 30, 2021, Goodwill has expended approximately 95% of funds and achieved 95% of the client goal. There were no findings on their annual compliance monitoring.



# Item IV.h. The Women's Home CDBG-DR17 (All Districts)

An Ordinance authorizing a First Amendment to the Contract between the City and The Women's Home

- Providing up to \$265,366.31 in CDBG-DR17 funds
- For a job services program with supportive services for low- to moderate- income Houstonians affected by Hurricane Harvey.

## Item IV.h. The Women's Home CDBG-DR17 (All Districts)

The Women's Home will provide case management, mental health counseling, substance abuse services, and job training and education services to a minimum of 300 clients.

The goal is to help individuals affected by Hurricane Harvey achieve economic resiliency and sustainability.

# Item IV.h. The Women's Home CDBG-DR17 (All Districts)

HCDD conducted a Notice of Funding Availability (NOFA) for CDBG-DR17 funding for fiscal year 2020 with a one-year extension option for fiscal year 2021.

The initial agreement term was May 1, 2020 - April 30, 2021.

The Agreement was administratively extended through April 30, 2022.

# Item IV.h. The Women's Home CDBG-DR17 (All Districts)

Funding Source	Amount	Percent
Direct Program Service	\$239,466.56	90.24%
Administration	\$25,899.75	9.76%
<b>Total</b>	<b>\$265,366.31</b>	<b>100%</b>

As of July 2021, The Women's Home has expended approximately 60% of funds and achieved 67% of the client goal. There were no findings on their annual compliance monitoring.

# Item IV.i. Home Builder's Institute (All Districts)

An Ordinance authorizing a First Amendment to the Agreement between the City and Home Builders Institute (HBI),

- Providing an additional \$373,451.00 in CDBG-DR17 funds through June 30, 2022
- For job training and education services to approximately 105 low-to moderate-income individuals impacted by Hurricane Harvey

# Item IV.i. Home Builder's Institute (All Districts)

The goal of HBI's Building Careers for Complete Communities Program (BCCC) is to increase education levels with construction education in carpentry and electrical skills training.

Services include construction skills training; case management; career readiness and job placement.

# Item IV.i. Home Builder's Institute (All Districts)

The initial term of this Agreement was July 20, 2020 – June 30, 2021.

The Agreement was administratively extended through June 30, 2022. (This First Amendment will fund the extension period).

HBI has received funding from the City since July 2020.

# Item IV.i. Home Builder's Institute (All Districts)

Category	Amount	Percentage
Program Services	\$330,197.00	88.42%
Program Administration	\$43,254.00	11.58%
<b>Total</b>	<b>\$373,451.00</b>	<b>100%</b>

As of August 2021, HBI expended 72% of their funds and achieved 33% of their client goal with no findings on their compliance review.

To improve performance, HBI will continue operations only at the Gulfton location, onboard a local operations manager and reduce its budget.



# SINGLE FAMILY

Cedrick LaSane, Deputy Assistant Director

# Item V.a. Affordable Home Development Program (All Districts)

An Ordinance authorizing the de-appropriation of \$33,434,885.00 from the original appropriation of \$46,717,500.00 in Uptown TIRZ Series 2021 Affordable Homes Fund for the New Home Development Program.

The de-appropriated \$33,434,885.00 will be simultaneously appropriated to the Affordable Home Development Program (AHDP) Large Tract Development, in full.

# Item V.a. Affordable Home Development Program (All Districts)

The AHDP seeks to increase the stock of affordable single-family homes and improve home-ownership opportunities for households at 60% to 120% of the Area Median Income (AMI).

For-profit and nonprofit developers may submit a pre-application and supplemental documentation to be considered for funding.

For final award consideration, developers will submit a full application by invitation only.



# Item V.a. Affordable Home Development Program (All Districts)

Each project's funding application will be evaluated based on:

- Alignment with the City's affordable housing objectives and priorities,
- The readiness of the project,
- The project completion timeline, and
- Overall community benefit.

# Item III.a. Affordable Home Development Program (All Districts)

The AHDP Guidelines were adopted by City Council, by Ordinance no. 2021-756, on September 1, 2021 to establish the AHDP for Large Tract Development.



# Item V.b. Master Contractor Agreement for Home Repair Program (All Districts)

An Ordinance authorizing \$5,642,444.00 in Community Development Block Grant funds to the Master Contractor Agreements (MCA) under the City of Houston Home Repair Program (HRP).

Funding under the MCAs will be expended through Tri-Party Agreements between the City, Income-Eligible Homeowner, and Contractor for each Project (repair or reconstruction), not to exceed the allocated funding.

# Item V.b. Master Contractor Agreement for Home Repair Program (All Districts)

The HRP provides home repair and reconstruction services for eligible low-and moderate-income (LMI) homeowners to address threats to their health, life, and/or safety.

Currently, HRP has:

- 190 homes Completed
- 16 homes Under Construction

# Item V.b. Master Contractor Agreement for Home Repair Program (All Districts)

On January 24, 2018, by Ordinance No. 2018-56, City Council approved the use of a Master Contractor Agreement for the City of Houston Home Repair Program and authorized the Mayor to execute a Master Contractor Agreement with participating contractors.



# DIRECTOR'S COMMENTS

Keith Bynam, Interim Director

# DRAFT Director's Comments

1. Multifamily NOFA Plan
2. Report on HCDD Financials & Follow up



# HCDD Multifamily Notice of Funding Availability (NOFA) Presentation

Ray Miller, Assistant Director

# NOFA AGENDA

- Multifamily Rental Program Summary
- Procurement vs. Grant Making
- NOFA Administration
- NOFA Review
- Overview of DR-17 MFRP 3<sup>rd</sup> NOFA
- Q&A

Project Name	Address	Council District	Population	Rehab/Recon/New	Total Units	Development Costs	Funds Requested	Status	% Complete	Completion Date
The Gale Winds Apartments	5005 Irvington Blvd.	H	General	Rehabilitation	18	\$3,304,988	\$1,650,000	Complete	92%	9/30/2021
900 Winston	900 Winston	H	Senior	New Construction	114	\$30,042,004	\$11,230,000	Complete	67%	10/25/2021
Bellfort Park	4135 West Bellfort Street	K	General	Rehabilitation	64	\$14,083,048	\$3,500,000	Complete	98%	10/31/2021
Briarvest Apartments	12976 Westheimer Road.	G	General	New Construction	120	\$22,320,000	\$2,500,000	Under Construction	99%	10/31/2021
West Little York	7925 W. Little York Rd	A	General	New Construction	150	\$22,830,000	\$2,350,000	Under Construction	88%	11/4/2021
Edison Lofts	7100 W. Fuqua Dr	K	General	New Construction	126	\$27,955,394	\$8,000,000	Under Construction	97%	12/1/2021
South Rice Apartments	5612 South Rice Avenue,	J	General	New Construction	115	\$33,085,918	\$12,400,000	Under Construction	55%	12/20/2021
Avenue on 34th	2136 W. 34th St	H	General	New Construction	70	\$18,187,638	\$9,090,000	Under Construction	42%	1/18/2022
McKee City Living	650 McKee Street	H	General	New Construction	120	\$35,419,526	\$14,500,000	Under Construction	65%	3/1/2022
Scott Street Lofts	1320 Scott Street	I	Senior	New Construction	123	\$34,673,324	\$14,500,000	Under Construction	40%	5/14/2022
NHH at Avenue J	5220 Avenue J	H	General	New Construction	100	\$34,767,583	\$12,485,000	Under Construction	52%	6/23/2022
Heritage Senior Residences	NEC Center St. and Moy St.	C	Senior	New Construction	135	\$37,887,698	\$14,350,000	Under Construction	26%	10/8/2022
Gala at MacGregor	102-120 Carson Ct	D	Senior	New Construction	85	\$26,624,431	\$9,400,000	Under Construction	36%	10/9/2022
Canal Lofts	5601 Canal Street	H	General	New Construction	150	\$34,425,000	\$12,000,000	Under Construction	20%	10/13/2022
Regency Lofts	3232 Dixie Road	D	General	New Construction	120	\$35,005,530	\$14,000,000	Under Construction	30%	12/10/2022
Caroline Lofts	2403 Caroline Street	D	General	New Construction	119	\$39,864,269	\$19,619,640	Under Construction	5%	12/10/2022
Dian Street	1433 Dian St	C	General	New Construction	108	\$28,971,116	\$11,000,000	Under Construction	26%	12/16/2022
Temenos Place II	1703 Gray Street	D	SH	New Construction	94	\$33,965,013	\$12,500,000	Under Construction	0%	1/23/2023
The Citadel (fka Elgin Place)	3345 Elgin Street	D	Senior	New Construction	74	\$28,190,721	\$10,250,000	Under Construction	0%	5/1/2023
Summit at Renaissance Park	100 Greenspoint Dr	B	General	New Construction	325	\$81,219,572	\$14,900,000	Under Construction	0%	6/22/2023
2100 Memorial	2100 Memorial	H	Senior	Reconstruction	197	\$59,287,719	\$25,000,000	Under Construction	0%	10/26/2023
St Elizabeth Place	4514 Lyons Avenue	B	General	Rehabilitation	85	\$31,465,057	\$10,174,622	Under Construction	0%	TBD
NHH Savoy	6301 Savoy Drive	J	General	New Construction	120	\$33,794,447	\$13,200,000	Under Construction	0%	TBD
W. Leo Daniels Towers I	8826 Harrell St	H	Senior	Rehabilitation	100	\$23,157,980	\$10,000,000	Approved by Council	0%	TBD
Richmond Senior Village	5615 Richmond Ave	J	Senior	New Construction	125	\$36,483,974	\$15,500,000	Approved by Council	0%	TBD
3300 Caroline	3300 Caroline	D	SH	New Construction	149	\$36,742,209	\$15,000,000	Underwriting	0%	TBD
Lockwood South	Lockwood Dr at Crites St	H	General	New Construction	80	\$26,015,366	\$7,500,000	Underwriting	0%	TBD
Lockwood South- Phase II	Lockwood Dr at Crites St	H	General	New Construction	80	\$25,058,075	\$11,130,000	Underwriting	0%	TBD
Hay Center Campus	3131 Gulf Freeway	I	SH	New Construction	50	\$29,869,316	\$5,000,000	Underwriting	0%	TBD
Ella Grand	2077 South Gessner Road	G	Senior	New Construction	145	\$31,852,011	\$9,500,000	Underwriting	0%	TBD
Jackson Hinds Gardens	607 Thornton Rd	H	SH	Recon	111	\$20,699,039	\$14,089,000	Underwriting	0%	TBD
801 St. Joseph	801 St. Joseph	I	General	Rehab	428	\$94,076,060	\$17,000,000	Underwriting	0%	TBD
OST Lofts	5220 Old Spanish Trail,	D	General	New Construction	135	\$33,508,508	\$13,000,000	Underwriting	0%	TBD
Parkway Meadows	3300 blk of West Gulf Bank	B	General	New Construction	82	\$22,593,342	\$10,000,000	Underwriting	0%	TBD
Connect South	6440 Hillcroft Street,	J	General	New Construction	77	\$27,675,124	\$9,000,000	Underwriting	0%	TBD
Connect South - Phase II	6440 Hillcroft Street	J	General	New Construction	72	\$30,633,964	\$12,000,000	Underwriting	0%	TBD
NHH Berry	9011 McGallion Road Houston	H	General	New Construction	240	\$47,801,097	\$10,000,000	Underwriting	0%	TBD
Fairways at Westwood	9745 Bissonet St	J	General	New Construction	177	\$48,136,185	\$15,000,000	Underwriting	0%	TBD



# Multifamily Rental Program (MFRP) Summary

- \$450M budgeted in the DR-17 program
  - \$16M budgeted for program delivery
  - \$259M+ committed (\$137M funded by HCDD)
  - \$26M approved and pending closing
  - \$148M uncommitted/pending council approval

# MFRP Summary

38 developments in the DR-17 MFRP pipeline

- 4 Leasing
- 19 Under construction
- 2 Approved by City Council and pending closing
- 6 To be approved and close by January 2022
- 7 To be approved and close by June 2022

# Multifamily Rental Program Highlights

Over \$1.2B in total development costs representing 3:1 leverage

4,700+ rental units created or preserved

- 80% of the units serving 80% AMI and less
- 1600+ units serving = 60%AMI
- 1500+ units serving =< 50% AMI



# Procurement

Procurement is defined as obtaining by contract property, supplies, or services for use directly by HCDD or the City of Houston.

The City of Houston Strategic Purchasing Department (SPD) administers this process on behalf of HCDD.

State and federal rules apply to the procurement process.

- Local Gov't Code Section 252.021
- 2 CFR 200.318 (when federal funds are used)

# Procurement

Examples include:

- Securing third party services used directly by the department,
- Securing homebuilders and contractors when directly contracted by HCDD. HCDD determines scope, pricing and other material conditions with the general contractor
- Appraisers, engineers, architects, planning studies, etc.
- Purchasing equipment and other goods used by HCDD

# Grant Making

- Grant making is the award of financial assistance to a recipient to support, stimulate or accomplish a public purpose.
- Recipients undertake the public purpose on their own accord and not on behalf of the City or HCDD.
- Grant making activities include investments of the following grant funds administered by HCDD

Entitlement	HOME	CDBG	HOPWA	ESG	TIRZ	Bonds
<b>Disaster Recovery</b>	CDBG-DR-17	CDBG – MIT	CDBG DR-16	CDBG DR-15	CDBG DR- 2	
<b>COVID Response</b>	CDBG - CV	ESG - CV	HOME - ARP	ERAP - Federal	HOPWA- CV	ERAP – State



# Developers

In the Multifamily Rental Program (MFRP), recipients of grant funds awarded through the NOFA are recognized as a Developer. The City entrusts a Developer with funds to complete a project to perform the following:

- Control and ownership/lease of the site
- Plan, design and dictate the scope
- Secure additional financing needed
- Secure a general contractor
- Administer the construction process
- Assume risk and liability to guaranty project completion
- Manage and operate after completion

They are not considered a contractor, vendor or subrecipient. Developers are not subject to the requirements outlined in 2 CFR 200.318 or Local Gov't Code Section 252.021

# Notice of Funding Availability (NOFA)

NOFAs are based on outlined priorities indicated in the department's annual or disaster recovery action plan and program guidelines.

- DR-17 Action Plan

[5b-sap-amend8-approved.pdf \(texas.gov\)](#)

- DR-17 Multifamily guidelines

[https://houstontx.gov/housing/plans-reports/guidelines/multifamily/Harvey\\_Multifamily\\_Program\\_Guidelines-v5\\_1-043020.pdf](#)

# NOFA Administration

Rules, requirements, scoring committee and the recommendations are provided by HCDD (not SPD)

Developed by the Assistant Director, Deputy Assistant Director and Division Manager, who are ineligible to sit on the Review Committee

Review Committees typically consist of 3 or 5 personnel, with majority representation by HCDD and 1 or 2 members not affiliated with HCDD

Review Committee members sign disclosures of confidentiality

# NOFA Administration

NOFAs are reviewed by SPD and approved by the Chief Procurement Officer and hosted on the SPD website

Oversight of the entire NOFA process is provided by HCDD's Finance Division and the Division Manager of Procurement

# NOFA Review

## Quantitative Analysis Categories:

- Non-profit participation
- Developer capacity
- Site selection
- Project amenities
- Financial analysis

**Qualitative Analysis:** Reviewers discuss the qualitative aspects of applications and provide their recommendations according to the priorities of the program



# NOFA Review

1. Scores and notes tabulated into a central scoresheet and discussed during a consolidation session, for final recommendations
2. Recommendations are provided by the committee and documented in a memo prepared by Assistant Director to the Director
3. Director presents the recommendations to the Mayor's Office for review and approval

# Mayor's Office Review

NOFA states that

“...the Mayor's office will have eligibility to approve or deny applications that meet HCDD's threshold review and are in line with the administration's priorities.”

# DR-17 MFRP 3<sup>rd</sup> NOFA Timeline

3 <sup>rd</sup> NOFA Release Date	June 1, 2021
Applications Due (12 received)	July 2, 2021
NOFA Review Session	August 6, 2021
Recommendations Presented to Director	August 16, 2021
Award Announcement	September 21, 2021
Housing Committee Presentation and City Council Approval	180 - 240 Days



# HCDD Underwriting

- Cost Reasonableness
- Conflict Review
- Environmental (Part 58)
- Developer Capacity
- Financial and Cash Flow Projections
- Subsidy Analysis

# DR-17 MFRP 3<sup>rd</sup> NOFA Applicants

Application	Developer	Type	Dist	Total Units	NOFA Score	CDBG Request
Scattered Site	Avenue CDC	General	H	13	63	\$1,335,171
Acadia Terrace	Resolution Companies	General	F	120	59	\$4,000,000
New Hope at Berry	Hew Hope Housing	General	H	240	58	\$10,000,000
Camponile at Minimax	Kilday Realty	Senior	C	117	55	\$5,200,000
Fairways at Westwood	Mark Dana Corp	General	J	177	52	\$15,000,000
Boulevard 61	DMA Assoc	General	J	100	50	\$5,000,000
Vista Place Apartments	Atlantic Pacific Group	General	I	69	49	\$4,500,000
Huntington at Bay Area	MGroup	Senior	E	148	48	\$15,000,000
Westheimer Garden Villas	Texas Interfaith	Senior	J	85	48	\$5,800,000
The Rushmore	HTG Team	General	G	101	45	\$1,000,000
New Faith Senior Village	DWR Realty	Senior	K	128	43	\$14,500,000
The Berry City Centre	Mayberry Homes	General	D	20	42	\$3,884,677



# DR-17 MFRP 3<sup>rd</sup> NOFA Results

Application	CDBG Award	Recommendation
New Hope Berry	\$10,000,000	Recommended by HCDD selection committee for full amount with support from Mayor's Office
Fairways at Westwood	\$15,000,000	Recommended by HCDD selection committee for partial award of \$8.9M. Development prioritized by Mayor's Office for the full \$15M request
Avenue CDC	\$1,335,171	Conditional - subject to availability of funds
Arcadia Terrace	\$3,000,000	Conditional - subject to availability of funds
Camponile at Minimax	\$3,000,000	Conditional - subject to availability of funds
Boulevard 61	\$3,000,000	Conditional - subject to availability of funds
Vista at Park Place	\$3,000,000	Conditional - subject to availability of funds

# **CDBG-DR 2017 Harvey Grant Update**

Temika Jones, Assistant Director and CFO

# HCDD Financial Update

## (CDBG-DR 2017 Harvey Grant Update)

Benchmark Progress for December 31, 2021		
Program	Amt of Benchmark	% Met
Buyout	\$ 16,740,000	36%
Econ Dev*	\$ 4,539,725	0%
HoAP	\$ 41,092,105	35%
Homebuyers	\$ 10,106,498	80%
Multifamily	\$ 135,015,142	61%
Planning	\$ 2,310,000	3%
Public Services	\$ 10,800,000	67%
Single Family*	\$ 6,000,000	0%
Small Rental*	\$ 2,500,000	0%
<b>TOTAL</b>	<b>\$ 229,103,470</b>	
<p><i>*The above programs did not have a performance benchmark for June 30, 2021. December 31, 2021 is the first performance benchmark.</i></p>		





# Corrective Action Plan Update

Corrective Action Item	Status Update
Reduce future Admin spending and forecast Admin dollars needed to execute programs	<b>In Progress</b> – Finance working through FY22 Budget to reassess expenditures
Restructure HCDD and reporting lines to Other City Departments in consultation with Central HR	<b>In Progress</b> – Exec team to review HCDD Org Chart; Coordination with Central HR underway
Re-evaluate all staffing decisions approved by former Director	<b>In Progress</b> – Justification form distributed, review by CFO and Interim Director underway
Align future expenditures with program spending	<b>In Progress</b> – Financial dashboards being updated to reflect projected program spend
Implement strike teams to focus on GLO submissions	<b>In Progress</b> – Strike team and members identified; working toward resolution on high priority items
Timely submission of draw requests to GLO	<b>In Progress</b> – Teams working toward October 28 <sup>th</sup> deadline for submission of all prior contract expenditures; Finance team developing dashboard to track reimbursement progress

# Virtual Community Office Hours



## *Virtual* COMMUNITY OFFICE HOURS

**Every Wednesday**

from 1 p.m. - 4 p.m.

Representatives from each division will be readily available to assist with your call

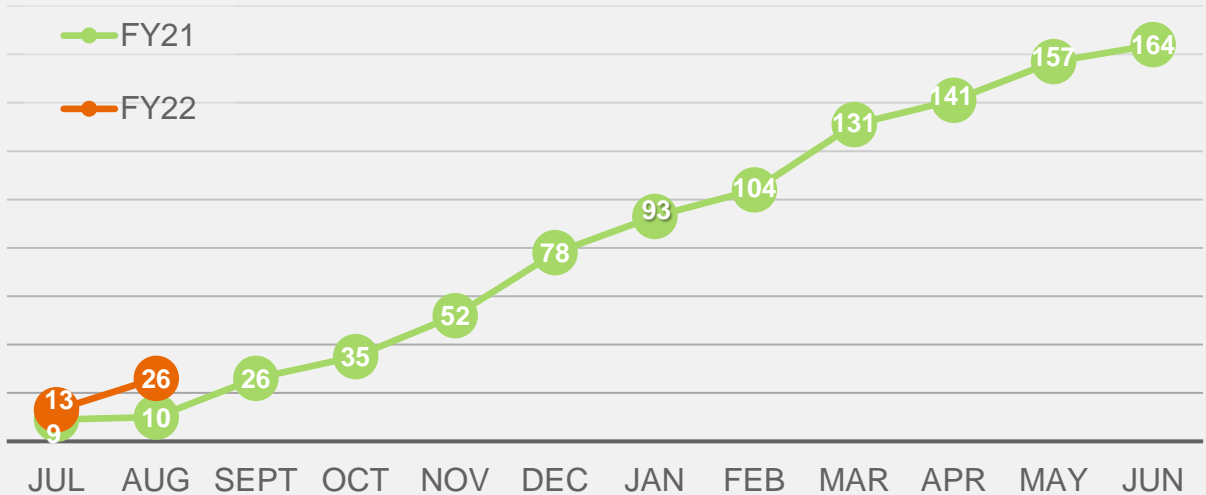
Call in on the following numbers:

832-394-6912 • 832-394-6227 • 832-394-6126



# Homebuyer Assistance Program

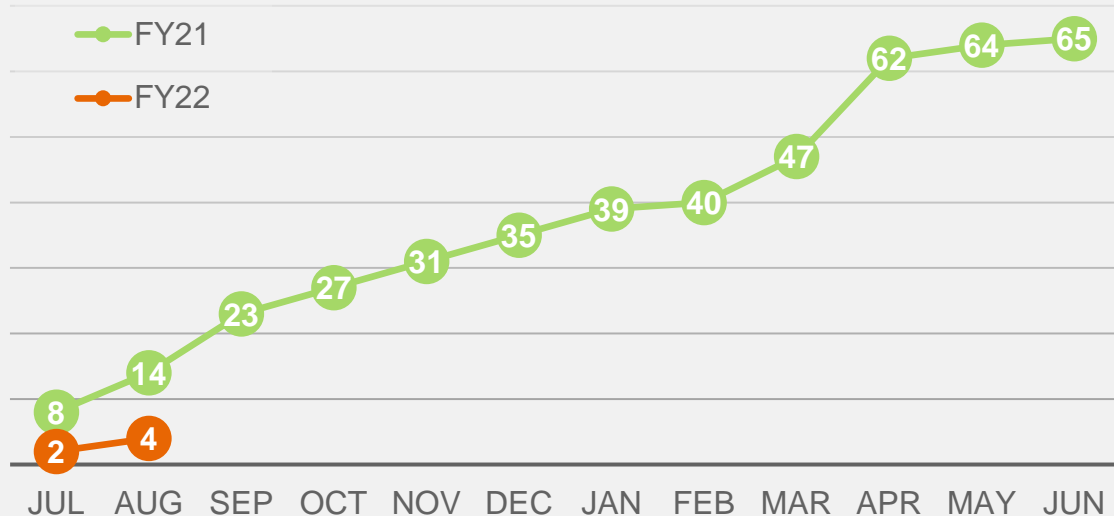
(Fiscal Year - cumulative totals)



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

# Single Family Home Repair Program

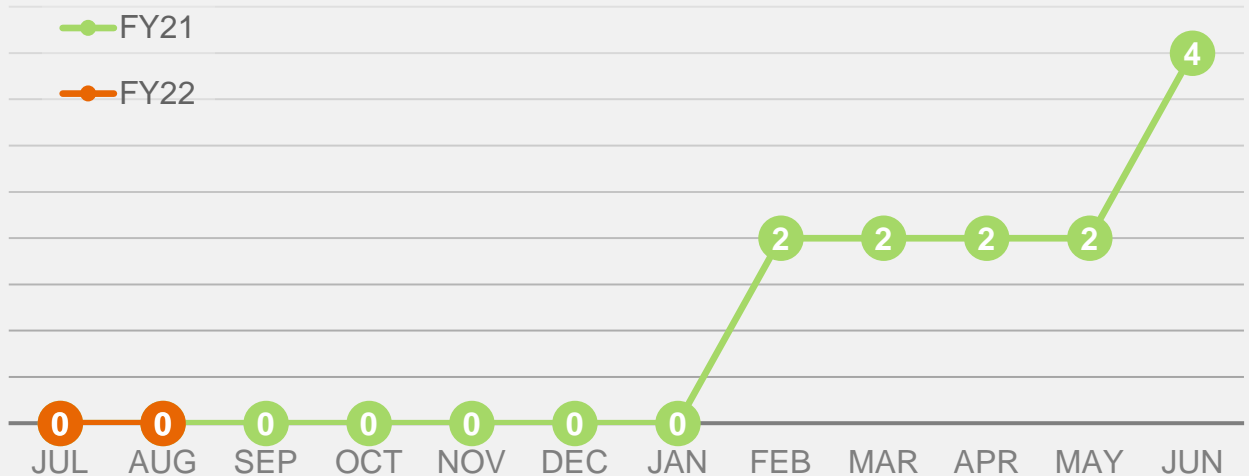
(Fiscal Year – cumulative totals)



The HRP repairs and reconstructs existing homes for homeowners.

# New Home Development Program

(Fiscal Year – cumulative totals)



NHDP builds new homes for sale at affordable prices

# Other Programs

(Fiscal Year)



26

Projects under  
construction

**Multifamily (FY22)**

0

Projects completed

**Multifamily (FY22)**

9

Projects under  
construction

**Public Facilities (FY22)**

0

Projects completed

**Public Facilities (FY22)**



# Other Programs

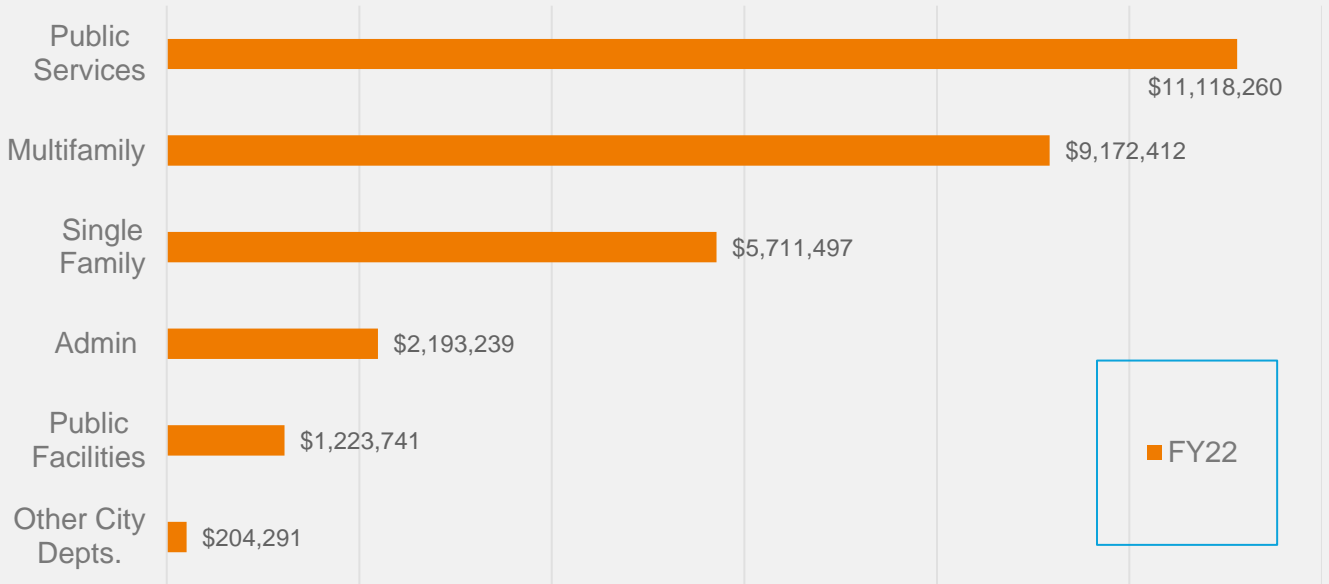
(Fiscal Year 2022)



26,667

Persons Served  
**Public Services**  
As of August 2021

# Spending by Program Area FY22 (as of August 2021)



**Total spending: \$29,623,440**



# Comments & Questions

