



Houston City Council  
**Housing and Community Affairs Committee**

**Tiffany D. Thomas (Chair) - David Robinson (Vice Chair)**

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Michael Kubosh – Tarsha Jackson -

Carolyn Evans-Shabazz

Notice of Hybrid City Council Committee Meeting – Hybrid Meeting (Virtual and in-Person)  
Tuesday, January 18, 2022 at 10:00 A.M.

Due to health and safety concerns related to COVID-19, this meeting will offer the option to participate by videoconference or in-person. The location for the committee meeting will be City Hall Council Chamber, 901 Bagby, 2nd Floor, Houston, Texas 77002. The meeting will be open to the public but restrictions regarding masks, allowable room capacity, and seating arrangements may be in place.

The public may sign up to speak by registering at <https://www.houstontx.gov/council/committees/speakers-hca.html> no later than **Friday, January 14, 2022, at 5:00 P.M.** Please indicate whether you will speak virtually or will be attending in person so that appropriate attendance instructions can be provided.

The Chair, as presiding officer of Committee, will be physically present in chamber. In accordance with the provisions of Section 551.127 of the Texas Government Code applicable to a governmental body that extends into three or more counties, all other committee members have the option to participate in-person or virtually via Microsoft Teams.

Type this link into your browser: <https://tinyurl.com/HCAJanuaryvisit>  
<https://www.houstontx.gov/council/committees/housing.html>.

This meeting will also be broadcast on [HTV](#), the City of Houston’s Municipal Channel.

Presentation handouts will also be available at <https://www.houstontx.gov/council/committees/housing.html>

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**I. Call to Order/Welcome**

**II. Planning & Grants Management**

- a. The Housing and Community Development Department (HCDD) recommends Council approval of an Eighth Amendment, extending Contract #13-181-000-7294 between the City of Houston and the Texas General Land Office (GLO) through December 31, 2023 and adding \$1,577,000.00 in CDBG DR2 funding to support Multifamily rental activities benefiting low- to moderate-income families. (All Districts)
  - Keith W. Bynam, Interim Director
  - Derek Sellers, Deputy Director

**III. Public Services**

- a. HCDD recommends Council approval of an Ordinance authorizing a Third Contract Amendment extending a Contract between the City of Houston and Healthcare for the Homeless-Houston (HHH), and providing an additional \$150,000.00 in Community Development Block Grant (CDBG) funds to support the operation of the Project Access homeless transportation program. (All Districts)

- b. HCDD recommends Council approval of an Ordinance authorizing a Third Amendment to the Subrecipient Agreement between the City of Houston and Houston HELP, Inc. (Houston HELP), providing \$368,551.00 of federal Housing Opportunities for Persons with AIDS (HOPWA) funds to finance the operation of a HOPWA community residence with supportive services to 50 very low-income families, in which one or more members is affected by HIV/AIDS. (District D)
  - c. HCDD recommends approval of an Ordinance authorizing a Third Amendment to extend a Contract with Catholic Charities of the Archdiocese of Galveston-Houston, and providing up to \$1,127,084.49 in Housing Opportunities for Persons with AIDS (HOPWA) funds for housing and supportive services to 150 households affected by HIV and AIDS. (All Districts)
  - d. HCDD recommends Council approval of an Ordinance authorizing a Second Amendment to a Contract between the City of Houston and SEARCH Homeless Services (SEARCH), providing a total of \$1,350,000.00 in Texas Homeless Housing Services Program (HHSP) funds, Community Development Block Grant (CDBG) funds, and TIRZ funds to continue Mobile Outreach, The Welcome Center and Housing Case Management services for up to 905 homeless individuals and families. (All Districts)
- Keith W. Bynam, Interim Director
  - Melody Barr, Deputy Assistant Director

#### **IV. Multifamily Small Rental**

- a. HCDD recommends Council approval of an Ordinance authorizing a \$849,825.00 Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) loan, for a Contract between the City of Houston (City) and Houston Business Development Inc. (Borrower) for the new construction of Sidney Palms Duplexes. (District D)
- Keith W. Bynam, Interim Director
  - Dominique King, Administrative Manager

#### **V. Single Family**

- a. HCDD recommends Council approval of an Ordinance authorizing a Grant Agreement between the City of Houston and the Houston Community Land Trust (HCLT) to support continuing operational, management, homeownership, and stewardship activities. (All Districts)
  - b. HCDD recommends Council approval of an Ordinance authorizing a First Amendment to the Amended and Restated Operations Grant Agreement between the City of Houston and the Houston Land Bank (HLB), to set a maximum contract amount, add state law compliance provisions, and provide an additional \$1,782,213.00 in TIRZ Affordable Housing funds for HLB's Operations and Program Delivery Activities. (All Districts)
- Keith W. Bynam, Interim Director
  - Cedrick LaSane, Deputy Assistant Director

#### **VI. Director's Comments**

- Keith W. Bynam, Interim Director

Adjourn



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 1/25/2022

District: ALL

Item Creation Date: 1/4/2022

HCD22-01

Community Development Block Grant Disaster Recovery Round 2

Multifamily Rental Housing - Eighth Amendment

Agenda Item: II.

**Background:**

The Housing and Community Development Department (HCDD), recommends Council approval of an Eighth Amendment, extending Contract #13-181-000-7294 between the City of Houston and the Texas General Land Office (GLO), through December 31, 2023. This Eighth Amendment will also add \$1,577,224.20 of Community Development Block Grant - Disaster Recovery Round 2 (CDBG-DR2) funding for a total amount not to exceed \$96,277,507.05.

This contract allows the City to carry out Multifamily activities including acquisition/rehabilitation, rehabilitation, reconstruction, new construction, and subsidized housing assistance for households of which 69.7% is for low-to moderate-income families.

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on January 18, 2022.

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Keith W. Bynam, Interim Director

**Prior Council Action:**

12/11/2019 (O) 2019-1032

**Contact Information**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 2/9/2022

District: ALL

Item Creation Date: 1/5/2022

HCD22-06

Healthcare for the Homeless-Houston (HHH)

Agenda Item: III.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Third Contract Amendment to extend a contract between the City of Houston (City) and Healthcare for the Homeless-Houston (HHH), providing up to an additional \$150,000.00 in Community Development Block Grant (CDBG) funds to operate the Project Access homeless transportation program, benefiting a minimum of 1,800 additional riders who are homeless.

Project Access offers transportation services to homeless persons Monday through Friday, from 7 a.m. to 5 p.m., 52 weeks a year using a 40-passenger, wheelchair accessible bus traveling a scheduled route. The service enables access to twenty-three agencies that provide essential services such as health care, meals, shelter, and social services. Funding also supports a community health worker that serves as a resource for riders, collects data, acts as a liaison with other homeless services providers, and serves as the face of the program to promote ridership and improve outreach.

<b>FUNDING SOURCE</b>	<b>AMOUNT</b>	<b>Percent</b>
Program Services	\$150,000.00	100%
Program Administration	\$0.00	0%
<b>Total</b>	<b>\$150,000.00</b>	<b>100%</b>

HCDD conducted a Notice of Funding Availability (NOFA) for CDBG contracts for fiscal year 2019 with the option to renew in up to one-year increments. The initial contract began on February 1, 2019 and was extended through two subsequent amendments and administrative extensions to February 28, 2022. This Third Amendment provides funding through December 31, 2022. HHH has received CDBG funding through the City for various contracts since 2003.

As of November 30, 2021, HHH has expended approximately 91% of funding and served approximately 94% of the cumulative client goal. There were no findings in their annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on January 18, 2022.

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Keith W. Bynam, Interim Director

**Prior Council Action:**

1-23-2019 (O) 2019-044; 1-15-2020 (O) 2020-049; 7-21-2021 (O) 2021-615

**Amount of Funding:**

\$150,000.00 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 1/18/2022

District: D

Item Creation Date: 12/30/2021

HCD21-152

Houston HELP, Inc.

Housing Opportunities for Persons with AIDS (HOPWA)

Agenda Item: III.b

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Third Amendment to the Subrecipient Agreement between the City of Houston (City) and Houston HELP, Inc. (Houston HELP), providing \$368,551.00 of federal Housing Opportunities for Persons with AIDS (HOPWA) funds, to finance the operation of a HOPWA community residence with supportive services to a minimum of 50 very-low income families, consisting of adults and children, in which one or more members are affected by HIV/AIDS.

Supportive services include comprehensive case management, housing counseling, and other supportive services such as childcare vouchers to the children of families living at the facility to attend community day care programs. Operating costs include, but are not limited to property management, utilities, and property insurance.

<b>Category</b>	<b>Total Contract Amount</b>	<b>Percent</b>
Operating Costs	\$290,149.00	78.73%
Supportive Services	\$73,669.00	19.99%
Administrative	\$4,733.00	1.28%
<b>Total</b>	<b>\$368,551.00</b>	<b>100.00%</b>

HCDD conducted a Notice of Funding Availability (NOFA) for HOPWA services for fiscal year 2019 with the option to renew in up to one-year increments. The initial contract began March 18, 2019 and was extended through two subsequent amendments and administrative extensions to March 31, 2022. This Third Amendment provides funding through February 28, 2023.

As of October 31, 2021, Houston HELP has expended approximately 88% of funding and served approximately 100% of the client goal.

Houston HELP has received HOPWA funding through the City of Houston since 1998.

This item was reviewed by the Housing and Community Affairs Committee on January 18, 2022. No Fiscal Note is required on grant items.

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Keith W. Bynam, Interim Director

**Amount of Funding:**

\$383,149.00 Federal Government – Grant Funded (5000)

**Prior Council Action:**

3/19/20 (O) 2020-214; 3/23/2021 (O) 2021-185

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 1/18/2022

District: ALL

Item Creation Date: 10/28/2021

HCD21-136

Catholic Charities of the Archdiocese of Galveston-Houston

Agenda Item: III.c.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Third Amendment to extend a Contract between the City of Housing (City) and Catholic Charities of the Archdiocese of Galveston-Houston, providing up to \$1,127,084.49 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the provision of housing and supportive services to 150 households affected by HIV and AIDS.

1. Tenant-Based Rental Assistance (TBRA) Program with supportive services to (45) households;
2. Short-Term Rent, Mortgage, and Utility Assistance (STRMUA) Program with supportive services to (85) households; and
3. Permanent Housing Placement Services to (20) households (PHPS).

The agency's AIDS Ministry is a holistic program providing case management, housing and financial assistance for persons affected by HIV/AIDS. The City provides 97% of the funding for this program.

<b>HOPWA Category</b>	<b>HOPWA Amount</b>	<b>Percent</b>
TBRA	\$442,451.38	39%
STRMUA	\$394,889.06	35%
Supportive Services	\$195,814.05	17%
Admin	\$78,930.00	7%
Supportive Services- PHP	\$15,000.00	1%
<b>Total</b>	<b>\$1,127,084.49</b>	<b>100%</b>

HCDD conducted a Notice of Funding Availability (NOFA) for HOPWA contracts for fiscal year 2019 with a one-year renewal option. Catholic Charities was one of the agencies selected. This Agreement began November 28, 2018 and through Amendments and Extensions will end February 28, 2022. This Third Amendment will provide funding to support the program through November 30, 2022.

As of October 2021, Catholic Charities had utilized 85% of their funding and met 86% of their client service goal (130 households of 150 household goal) and had no findings on their annual compliance monitoring. Catholic Charities has received HOPWA funding through the City of Houston since 2003.

No Fiscal Note is required on grant items. This item was reviewed by the Housing & Community Affairs Committee on January 18, 2022.

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Keith W. Bynam, Interim Director

**Amount of Funding**

\$1,127,084.49 Federal Government-Grant Fund 5000

**Prior Council Action:**

11/28/2018 (O) 2018-935; 1/15/2020 (O) 2020-39; 1/13/2021 (O) 2021-21

**Contact Information:**

Roxanne Lawson, (832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 2/3/2022

District: ALL

Item Creation Date: 1/10/2022

HCD22-9

SEARCH Homeless Services

Agenda Item: III.d.

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Third Amendment to a Contract between the City of Houston (City) and SEARCH Homeless Services (SEARCH), providing up to \$500,000.00 in Texas Homeless Housing Services Program (HHSP) funds, \$749,538.52 in Community Development Block Grant (CDBG) funds, and \$100,461.48 in TIRZ funds to continue Mobile Outreach, The Welcome Center, and Housing Case Management services for up to 905 homeless individuals and families living in Houston.

SEARCH’s Mobile Outreach team provides interventions, assessments, and referrals to services for homeless persons living on the streets. The Welcome Center is a day shelter located at 2015 Congress Avenue, Houston TX, which serves all districts as a point of entry for a continuum of services that facilitate movement toward stabilized employment, housing, and self-sufficiency.

The Housing Case Management program provides long-term housing and supportive services to formerly homeless individuals and families to assist them in achieving housing stability. Services include on-the-spot housing assessments, referrals to medical and mental healthcare, substance abuse services and access to Harris Health’s Gold Card and SNAP food stamps programs.

<b>CDBG/HHSP/TIRZ FUNDING CATEGORY</b>	<b>AMOUNT</b>	<b>Percent</b>
Program Costs	\$1,315,904.22	97.47%
Administrative	\$34,095.79	2.53%
<b>Total</b>	<b>\$1,350,000.01</b>	<b>100%</b>

The initial contract period was November 1, 2018 through October 31, 2019. The First Amendment provided funding through October 31, 2020 and was administratively extended through February 28, 2021. The Second Amendment provided funding through February 28, 2022. This Third Amendment will provide funding through February 28, 2023.

HCDD conducted a Notice of Funding Availability (NOFA) for Public Services contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. SEARCH was one of the agencies selected. As of December 2021, SEARCH has served 728 clients (91%), utilizing approximately 80% of HHSP funding, and there were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on January 18, 2022.

Keith W. Bynam, Interim Director

**Prior Council Action:**

12/11/2019 (O) 2019-1032

**Funding Amount**

\$600,461.48 Federal State Local - Pass Through Funds (5030)

\$749,538.52 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson, (832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 1/18/2022

District: D

Item Creation Date: 10/4/2021

HCD22-7

Sidney Palms Duplexes

Agenda Item: IV.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Houston Business Development Inc. (Borrower) for an \$849,825.00 Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) loan for the new construction of Sidney Palms Duplexes.

Sidney Palms Duplexes is a proposed urban infill development designed to offer safe and affordable housing choices for low- and moderate-income earners in southeast Houston. This project will help eliminate slum and blight in the surrounding area with the completion of four units comprised of two adjacent duplexes, serving households with incomes at or below 80 percent Area Median Income.

The homes will be built to ENERGY STAR certified standards incorporating a complete thermal enclosure system, heating and cooling system, water management system, and energy-efficient lighting and appliances. The access to public transportation with bus routes and the Metrorail Red Line provides residents access to Downtown Houston, the Texas Medical Center and more.

Houston Business Development, Inc. (HBDi) is a certified Community Development Financial Institution (CDFI) that has served Houston for nearly thirty years providing small businesses with access to affordable loans, technical assistance and counseling services. As a CDFI, HBDi's mission is to stimulate economic growth, support the expansion of small businesses, combat community deterioration and foster employment opportunities for low-to moderate-income citizens.

This project is funded with CDBG-DR17 funds from the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for eligible households, per HCDD's Harvey Recovery Small Rental Program Guidelines. The loan and affordability period will be 20 years, commencing when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period and no payments will be required.

<b>Sources</b>	<b>Amount</b>	<b>Uses</b>	<b>Amount</b>
City of Houston Request	\$ 849,825.00	Hard Cost	\$ 870,400.00
Cadence Bank	\$ 94,425.00	Soft Cost	\$ 46,550.00
		Developer Fee	\$ 27,300.00
<b>Total Source of Funds:</b>	<b>\$ 944,250.00</b>	<b>Total Project Cost:</b>	<b>\$ 944,250.00</b>

No Fiscal Note is required on grant items. This item will be reviewed by the Housing and Community Affairs Committee on January 18, 2022.

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Keith W. Bynam, Interim Director

**Amount of Funding**

\$849,825.00 Federal State Local – Pass Through Fund (5030)

**Contact Information:**

Roxanne Lawson, (832) 394-6307





## CITY OF HOUSTON – CITY COUNCIL

Meeting Date:

All Districts

Item Creation Date: 11/30/2021

HCD21-145

Houston Community Land Trust Grant Agreement

Agenda Item: V.a.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Grant Agreement between the City of Houston (City) and the Houston Community Land Trust (HCLT) adding \$1,000,000.00 in TIRZ Affordable Housing funds to support continuing operation, management, homeownership, and stewardship activities (HCLT Activities). The Grant Agreement is necessary as HCLT's revenues are not sufficient to cover costs associated with its administrative management, including but not limited to oversight and maintenance of property inventory, planning, accounting, legal services, and other professional services that are incurred for Affordable Housing Purposes (collectively, Administrative Costs and Program Delivery Costs).

HCLT was incorporated on May 2, 2018, to preserve home affordability, increase economic diversity, provide housing choice, protect and leverage municipal housing resources within the City of Houston. HCLT is a community-based organization that provides permanent stewardship of land for community benefit and perpetual preservation of quality and affordable housing and other improvements located on that land, through long-term renewable ground leases. By letter dated May 29, 2019, from the U.S. Department of the Treasury, HCLT received an exemption from federal income tax under Internal Revenue Code Section 501(c)3.

On November 7, 2018, by Ordinance No. 2018-884, Council authorized a Grant Agreement (Original Grant Agreement) between the City and Houston Redevelopment Authority (HRA), joined by the Houston Community Land Trust to cover HCLT Operations and Program Delivery Activities. On February 19, 2020, by Ordinance No. 2020-136, Council authorized and approved a First Amendment to the Grant Agreement between the City and HRA, joined by the HCLT to provide \$1,000,000.00 in TIRZ Affordable Housing funds to support the continuing Operation, Management, and other activities related to the provision of Affordable Housing. The Original Grant Agreement expired by its terms in November 2021.

HCDD has determined that the Administrative Costs and Program Delivery Costs that will be reimbursed for the HCLT Activities in the Grant Agreement will provide affordable housing as required by Chapter 311 of the Texas Tax Code. HCLT's current activities are conducted solely for the provision of affordable housing in compliance with Section 311.011(f) of Chapter 311 of Vernon's Texas Tax Code Annotated, entitled the "Tax Increment Financing Act" (Affordable Housing Purposes), and HCLT has agreed to notify the City if it expects to conduct activities for purposes other than Affordable Housing Purposes, and that TIRZ funds shall not pay for costs that are not incurred for Affordable Housing Purposes.

No significant fiscal Operating impact is anticipated as a result of this project. This item was reviewed by the Housing and Community Affairs Committee on January 18, 2021.

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Keith W. Bynam, Interim Director

### **Prior Council Action:**

11/7/2018 (O) 2018-884; 2/19/2020 (O) 2020-136

### **Amount of Funding:**

\$1,000,000.00 - TIRZ Affordable Housing Fund (2409)

### **Contact Information:**

Roxanne Lawson, (832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/9/2022

District: ALL

Item Creation Date: 1/7/2022

HCD22-8

Houston Land Bank Operations Grant Agreement

Agenda Item: V.b.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to the Amended and Restated Operations Grant Agreement between the City of Houston (City) and the Houston Land Bank (HLB) to set a maximum contract amount, add state law compliance provisions, and to provide an additional \$1,782,213.00 in TIRZ Affordable Housing funds for HLB's Operations and Program Delivery Activities including: oversight and maintenance of property inventory, planning, accounting, legal services and other professional services incurred for Affordable Housing Purposes and which are not funded through other sources, including any other agreement HLB enters into with the City.

On April 1, 2020, by Ordinance No. 2020-281, City Council approved and authorized an Operations Grant Agreement between the City and HLB to provide HLB with a grant of \$2,000,000.00 from TIRZ Affordable Housing funds, previously appropriated for Single Family Activities by City Council pursuant to Ordinance No. 2019-965 to cover HLB Operations and Program Delivery Activities.

On January 5, 2021, by Ordinance No. 2021-12, City Council authorized the appropriation of up to \$15,464,067.17 from TIRZ Affordable Housing funds for Affordable Housing Activities, including \$4,890,217.00 for Single Family Activities (Single Family Activities Funds).

On March 24, 2021, by Ordinance No. 2021-209, City Council approved and authorized that the City Amend and Restate the Operations Grant Agreement to provide to HLB an increase to the Grant in the amount not to exceed \$1,820,817.00 (for a total of \$3,820,817.00 in Grant Funds), from TIRZ Affordable Housing funds, previously appropriated for Single Family Activities Funds to further enable HLB's provision of affordable housing.

HCDD has determined that the Administrative Costs and Program Delivery Costs that will be reimbursed for the activities in the Grant Agreement will provide affordable housing as required by Chapter 311 of the Texas Tax Code. HLB's current activities are conducted solely for the provision of affordable housing in compliance with Section 311.011(f) of Chapter 311 of Vernon's Texas Tax Code Annotated, entitled the "Tax Increment Financing Act" ("Affordable Housing Purposes") and HLB has agreed to notify the City if it expects to conduct activities for purposes other than Affordable Housing Purposes, and that TIRZ funds shall not pay for costs that are not incurred for Affordable Housing Purposes.

Funding for this item is included in the FY2022 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies. This item was reviewed by the Housing and Community Affairs Committee on January 18, 2022.

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Keith W. Bynam, Interim Director

### **Prior Council Action:**

11/7/2018 (O) 2018-884; 2/19/2020 (O) 2020-136; 1/05/2021 (O) 2021-12;7; 3/24/2021 (O) 2021-209

### **Amount of Funding:**

\$1,782,213.00 - TIRZ Affordable Housing Fund (2409)

### **Contact Information:**

Roxanne Lawson, (832) 394-6307