



# Housing and Community Affairs Committee

Keith W. Bynam, Director  
October 18, 2022





# Agenda

- I. Welcome/Introductions
- II. Single Family Home Repair Program
- III. Homeowner Assistance Program
- V. Director's Comments
- VI. Public Comments

# **II. SINGLE FAMILY HOME REPAIR PROGRAM**

Cedrick LaSane, Deputy Assistant Director

## II. Funding for Master Contractor Agreements (All Districts)

An Ordinance authorizing an additional \$4,180,400.00 in Community Development Block Grant (CDBG) funds to the **Master Contractor Agreements (MCA)** for home **rehabilitation** or **reconstruction** work for eligible, low to-moderate-income Houstonians through the City of Houston Home Repair Program (HRP).

The City will also increase the length of time the Agreements may be renewed and correct the name of Rebuilding Together – Houston.

## II. Funding for Master Contractor Agreements (All Districts)

Funding for the MCA's will be expended through Tri-Party Agreements between the City, Homeowner, and the Contractor for each eligible rehabilitation or reconstruction project, not to exceed the allocated funding.

<b>Single Family Activities</b>	<b>Total Funding</b>	<b>Activity Delivery</b>	<b>Project Delivery</b>
CDBG Funds	\$5,078,400.00	\$898,000.00	\$4,180,400.00

## II. Funding for Master Contractor Agreements (All Districts)

The HRP has completed 256 homes, with 9 currently under construction, and an additional 177 homes currently in preconstruction.

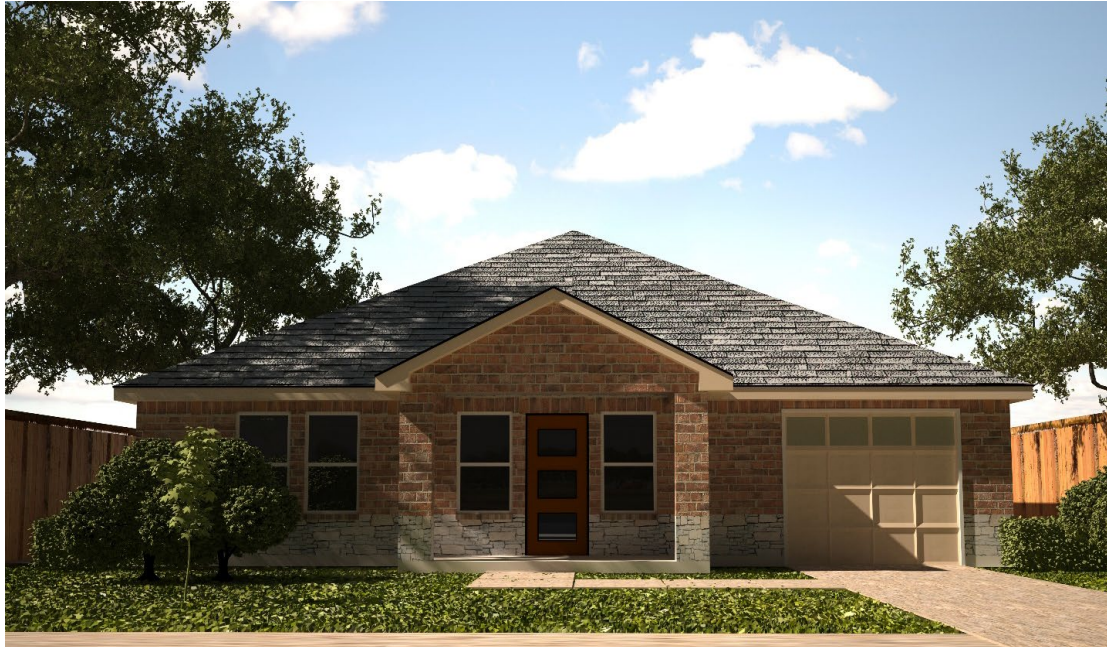
On January 24, 2018, by Ordinance No. 2018-56, City Council approved the use of a Master Contractor Agreement for the City of Houston Home Repair Program and authorized the Mayor to execute a MCA with each of the following contractors:



## II. Funding for Master Contractor Agreements (All Districts)

- DSW HOMES, LLC.;
- HABITAT FOR HUMANITY, INC.;
- JAMES W. TURNER CONSTRUCTION LTD.;
- MAYBERRY HOMES, INC.;
- PMG CONSTRUCTION, INC.;
- REBUILDING TOGETHER - HOUSTON;
- and SLSCO, LTD.

## II. Funding for Master Contractor Agreements (All Districts)



The England Elevation 1



## II. Funding for Master Contractor Agreements (All Districts)



The England Elevation 1

## II. Funding for Master Contractor Agreements (All Districts)



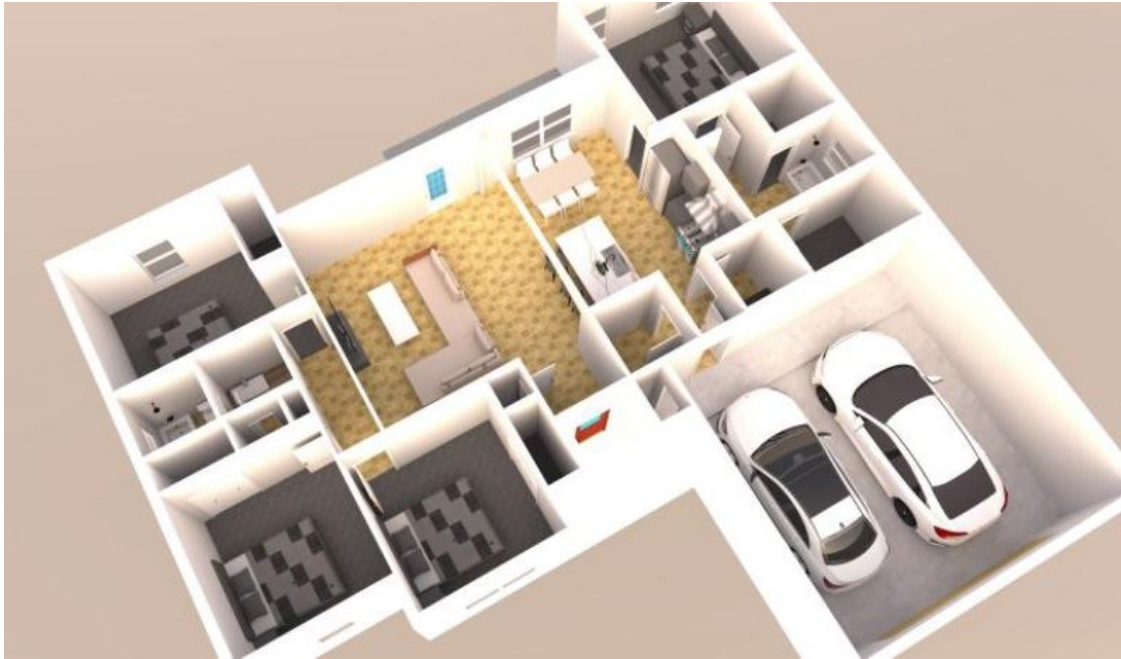
The England Floor Plan

## II. Funding for Master Contractor Agreements (All Districts)



The Kensington Elevation

## II. Funding for Master Contractor Agreements (All Districts)



The Kensington Floor Plan

# **III. HARVEY HOMEOWNER ASSISTANCE PROGRAM**

Cedrick LaSane, Deputy Assistant Director

# III.a. Harvey Homeowner Assistance Program Guidelines Revision (All Districts)

The Housing and Community Development (HCD) department recommends Council approval of revisions to the Harvey Homeowner Assistance Program (HoAP) Guidelines in accordance with the State of Texas Action Plan for Disaster Recovery:

Amendment 10 (APA-10)  
Hurricane Harvey - Round 1.

## III.a. Harvey Homeowner Assistance Program Guidelines Revision (All Districts)

The revisions of the Guidelines modify the compliance period for a City-managed home with an award amount over \$80,000.00.

Specifically, the compliance period for City-managed **reconstruction** home compliance period changes from a 20- year lien to no lien with a three-year unsecured compliance period.

## III.a. Harvey Homeowner Assistance Program Guidelines Revision (All Districts)

The compliance period for City-managed **rehabilitated** homes with revised grant award over \$80,000.00 also changes from a 5- or 10-year compliance period to a three-year unsecured compliance period.

The compliance period change is retroactive for all HoAP participants that sign an amended contract.



## III.a. Harvey Homeowner Assistance Program Guidelines Revision (All Districts)

The revisions do not require an increase or decrease of funds or reallocation of any funding.

The HoAP Legal Documents are being presented in a separate City Council action.

## III.b. Harvey Homeowner Assistance Program Legal Documents (All Districts)

An Ordinance authorizing and adopting revisions to the Harvey Homeowner Assistance Program (HoAP) **Legal Documents** in accordance with the State of Texas Action Plan for Disaster Recovery: Amendment 10 (APA -10) Hurricane Harvey - Round 1.

## III.b. Harvey Homeowner Assistance Program Legal Documents (All Districts)

The revisions to HoAP legal documents will be made to the City's forgivable loan agreement, promissory note, and deed of trust.

The documents will reflect that the compliance period for any **reconstruction or rehabilitation** grant award **greater than \$80,000.00** will have a three-year unsecured compliance period.

## III.b. Harvey Homeowner Assistance Program Legal Documents (All Districts)

The City-managed **reconstruction** home compliance period changes from a 20- year lien to no lien with a three-year unsecured compliance period.

The compliance period for City-managed **rehabilitated** homes over \$80,000.00 changes from a 5- or 10-year compliance period to a three-year unsecured compliance period.

## III.b. Harvey Homeowner Assistance Program Legal Documents (All Districts)

Legal documents include a newly implemented restrictive covenant which will be filed in the Official Public Records of Harris County, Texas.

The restrictive covenant states that the homeowner must hold simple title to the property and occupy, establish and use the property as the owner's primary residence during the compliance period.

## III.b. Harvey Homeowner Assistance Program Legal Documents (All Districts)

The compliance period change is **retroactive** for all HoAP participants that sign an amended contract.

The revisions do not require an increase or decrease of funds or reallocation of any funding.

# **DIRECTOR'S COMMENTS**

Keith W. Bynam, Director

# Director's Comments

Intro/Overview

Keith W. Bynam, Director

CDBG-DR17 Grant Update, Temika Jones,  
Assistant Director and CFO

HCDD Production Report Overview,  
Temika Jones, Assistant Director and CFO

HCDD Project Highlights,  
Keith W. Bynam, Director



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

Temika Jones, Assistant Director and CFO

# Item III.D HCD Financial Update

## (CDBG-DR 2017 Harvey Grant Update)

As of October 17, 2022 (without budget reductions)

	December 31, 2022 Benchmark	% Benchmark Met	Approved	Submitted
Admin	\$ -		\$ 2,538,753.25	\$ 12,116,320.08
Buyout	\$ 33,480,000.00	91%	\$ 30,425,418.37	\$ 30,425,418.37
Economic Development	\$ 18,158,900.40	36%	\$ 6,652,630.97	\$ 8,841,834.88
HoAP	\$ 78,074,998.55	48%	\$ 37,816,712.69	\$ 69,462,575.86
Homebuyers	\$ 20,212,996.80	60%	\$ 12,217,082.45	\$ 13,937,096.78
Multifamily	\$ 270,030,283.20	64%	\$ 172,491,523.52	\$ 175,352,865.57
Planning	\$ 11,550,000.00	11%	\$ 1,289,754.60	\$ 1,368,466.03
Public Services	\$ 27,000,000.00	55%	\$ 14,746,477.44	\$ 15,622,053.65
Single Family	\$ 27,000,000.00	59%	\$ 15,985,856.61	\$ 29,648,702.97
Small Rental	\$ 12,500,000.00	2%	\$ 297,947.62	\$ 320,099.05
<b>Grand Total</b>	<b>\$ 498,007,178.95</b>		<b>\$ 294,462,157.52</b>	<b>\$ 357,095,433.24</b>



# Item III.D HCD Financial Update (CDBG-DR 2017 Harvey Grant Update)

As of October 17, 2022 (including budget reductions)

	REVISED December 31, 2022 Benchmark	REVISED % Benchmark Met	Approved	Submitted
Admin	\$ -		\$ 2,538,753.25	\$ 12,116,320.08
Buyout	\$ 33,480,000.00	91%	\$ 30,425,418.37	\$ 30,425,418.37
Economic Development	\$ 11,333,342.40	59%	\$ 6,652,630.97	\$ 8,841,834.88
HoAP	\$ 65,729,085.45	58%	\$ 37,816,712.69	\$ 69,462,575.86
Homebuyers	\$ 11,028,600.00	111%	\$ 12,217,082.45	\$ 13,937,096.78
Multifamily	\$ 240,513,451.20	72%	\$ 172,491,523.52	\$ 175,352,865.57
Planning	\$ 11,550,000.00	11%	\$ 1,289,754.60	\$ 1,368,466.03
Public Services	\$ 9,000,000.00	164%	\$ 14,746,477.44	\$ 15,622,053.65
Single Family	\$ 27,000,000.00	59%	\$ 15,985,856.61	\$ 29,648,702.97
Small Rental	\$ 6,471,711.50	5%	\$ 297,947.62	\$ 320,099.05
<b>Grand Total</b>	<b>\$ 416,106,190.55</b>		<b>\$ 294,462,157.52</b>	<b>\$ 357,095,433.24</b>



# Item III.D HCD Financial Update

## (CDBG-DR 2017 Harvey Grant Update)

### GLO Budget Update

	Original Budget	GLO Proposed Budget	Reduction
Admin			\$ -
Buyout	\$ 55,800,000	\$ 55,800,000	\$ -
Economic Development	\$ 30,264,834	\$ 18,888,904	\$ 11,375,930
Homebuyers	\$ 33,688,328	\$ 18,381,000	\$ 15,307,328
HoAP	\$ 82,184,209	\$ 69,188,511	\$ 12,995,698
Multifamily	\$ 450,050,472	\$ 400,855,752	\$ 49,194,720
Planning	\$ 23,100,000	\$ 23,100,000	\$ -
Public Services	\$ 60,000,000	\$ 20,000,000	\$ 40,000,000
Single Family	\$ 60,000,000	\$ 60,000,000	\$ -
Small Rental	\$ 25,000,000	\$ 12,943,423	\$ 12,056,577
<b>Grand Total</b>	<b>\$ 820,087,843</b>	<b>\$ 679,157,590</b>	<b>\$ 140,930,253</b>

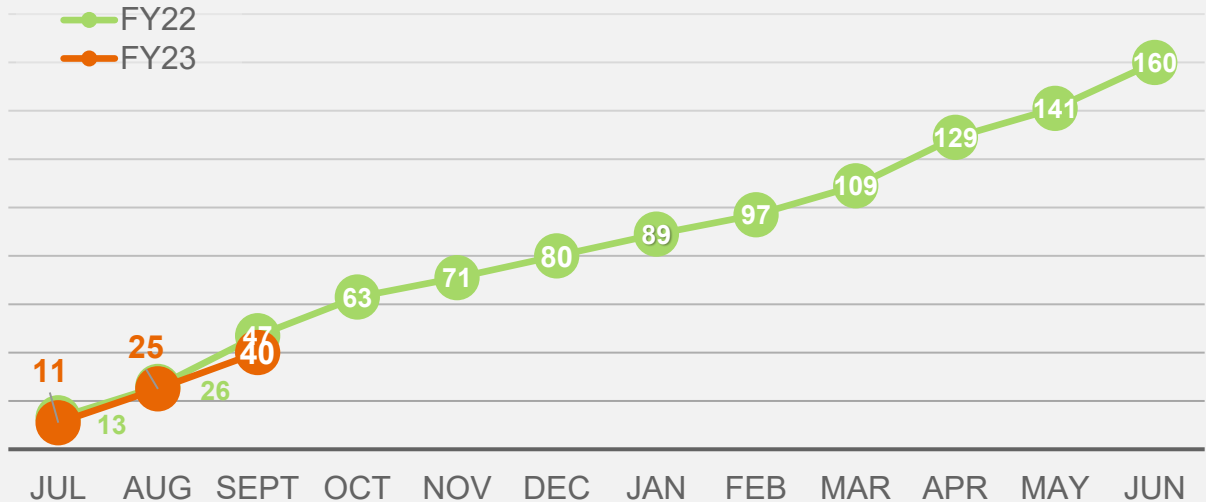


# **HCD Production Report**

Temika Jones, Assistant Director and CFO

# Homebuyer Assistance Program

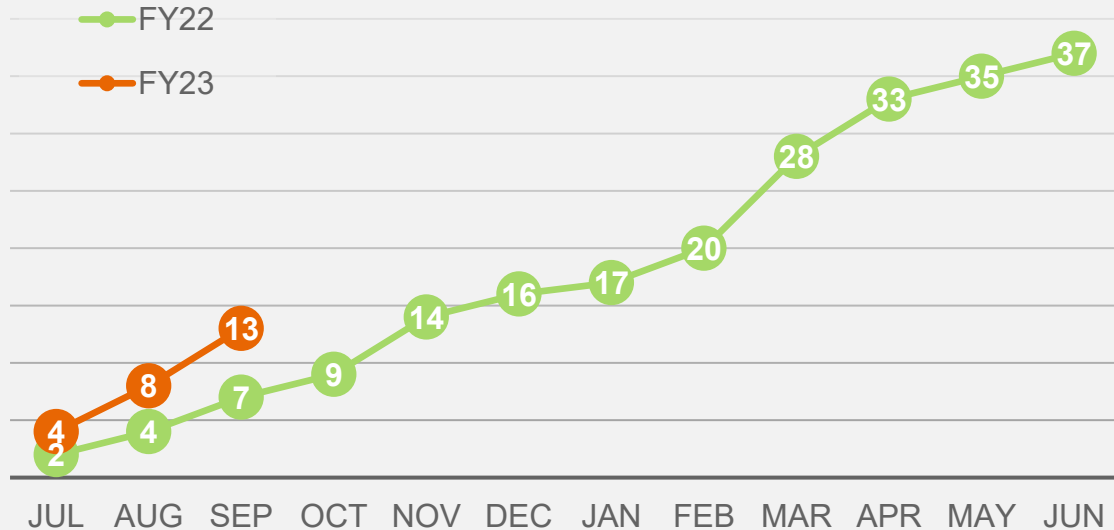
(Fiscal Year - cumulative totals)



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.

# Other Programs

(Fiscal Year)



21

Projects under  
construction

**Multifamily (FY23)**

0

Projects completed  
**Multifamily (FY23)**

10

Projects under  
construction

**Public Facilities (FY23)**

0

Projects completed  
**Public Facilities (FY23)**





# **HCD**

# **Project Highlights**

Keith W. Bynam, Director

# 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**



# Avenue on 34<sup>th</sup> Grand Opening Oak Forest (District C) - October 12, 2022



# Avenue on 34<sup>th</sup> Grand Opening Oak Forest (District C) - October 12, 2022



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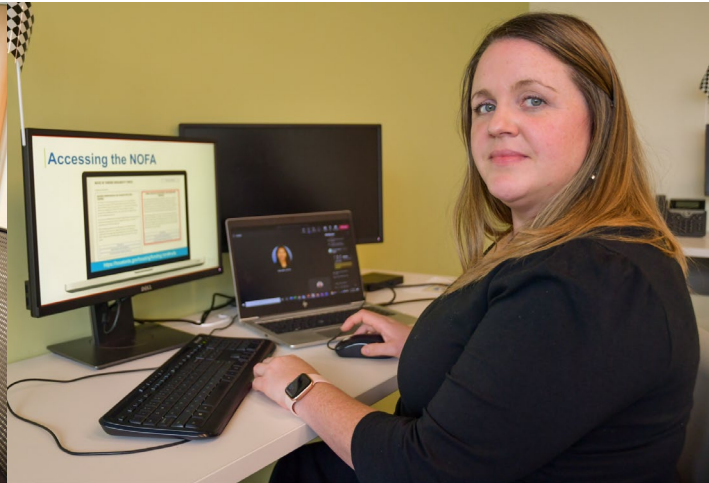
# CDBG Public Facilities NOFA

## October 12, 2022



# CDBG Public Facilities NOFA

## October 12, 2022



# 2022 Combined Municipal Campaign Kickoff October 12, 2022



# Multifamily Buyout Program Info Session Monticello Apartments - October 8, 2022



# Multifamily Buyout Program Info Session Monticello Apartments - October 8, 2022



# Multifamily Buyout Program Info Session Monticello Apartments - October 8, 2022





# Fair Housing for Landlords & Property Managers

## Virtual Session – September 27, 2022



# HCD's House of Hoops Final Game

## October 5, 2022



# HCD's House of Hoops Final Game

## October 5, 2022



# **Update: 900 Winston**

## **900 Winston, Houston, 77009 (District H)**

**100% Complete as of October, 2022**

**Total Number of Units: 114**

**Total Restricted Units: 102 (30% - 80% AMI)**

**Total Project Cost: \$31,465,057.00**

**HCD Funding: \$11,230,000.00**

**(CDBG-DR17)**

**Developer: Magellan Housing**

# Update: 900 Winston

## 900 Winston, Houston, 77009 (District H)



# **Update: Light Rail Lofts**

**4600 Main Street, Houston, 77002 (District C)**

**95% Complete as of October, 2022**

**Total Number of Units: 56**

**Total Restricted Units: 56 (30% - 80% AMI)**

**Total Project Cost: \$16,339,005.00**

**HCD Funding: \$3,464,143.00**

**(HOME, CDBG)**

**Developer: Cloudbreak**

# Update: Light Rail Lofts

## 4600 Main Street, Houston, 77002 (District C)



# **Update: Temenos Place**

## **1703 Gray Houston, 77003 (District D)**

**50% Complete as of October, 2022**

**Total Number of Units: 94**

**Total Restricted Units: 94 (30% - 80% AMI)**

**Total Project Cost: \$32,596,735.00**

**HCD Funding: \$12,500,000.00**

**(HOME, Bond, CDBG DR-17, 4% HTC)**

**Developer: Temenos CDC**



# Update: Temenos Place

## 1703 Gray Houston, 77003 (District D)



# **Update: Sunrise Lofts**

## **3103 McKinney, Houston, 77003 (District I)**

**68% Complete as of October, 2022**

**Total Number of Units: 89**

**Total Restricted Units: 87 (30% - 80% AMI)**

**Total Project Cost: \$27,790,053.00**

**HCD Funding: \$1,560,000.00 (HOME)**

**Developer: Tejano Center for Community  
Concerns**

# Update: Sunrise Lofts

## 3103 McKinney, Houston, 77003 (District I)



# **Update: The Citadel**

## **3345 Elgin, Houston, 77004 (District D)**

**51% Complete as of October, 2022**

**Total Number of Units: 74**

**Total Restricted Units: 67 (30% - 80% AMI)**

**Total Project Cost: \$25,089,743.00**

**HCD Funding: \$10,250,000.00 (CDBG DR-17)**

**Developer: Change Happens CDC**

# Update: The Citadel

## 3345 Elgin, Houston, 77004 (District D)



# **Update: NHH Savoy**

## **6315 Savoy, Houston, 77036 (District J)**

**53% Complete as of October, 2022**

**Total Number of Units: 120**

**Total Restricted Units: 120 (30% - 80% AMI)**

**Total Project Cost: \$33,794,447.00**

**HCD Funding: \$13,200,000.00 (CDBG - DR17)**

**Developer: Houston Area CDC/New Hope Housing**

**Architect: Garcia Associates, Architects, LLC.**

# Update: NHH Savoy

## 6315 Savoy, Houston, 77036 (District J)



# **Update: Heritage Senior Residences**

## **1102 Moy, Houston, 77007 (District C)**

**75% Complete as of October, 2022**

**Total Number of Units: 135**

**Total Restricted Units: 94 (30% - 80% AMI)**

**Total Project Cost: \$40,356,370.00**

**HCD Funding: \$14,350,000.00 (CDBG - DR17)**

**Developer: Ensemble Holdings, LLC.**

**Architect: Mucasey & Associates Architects**



# Update: Heritage Senior Residences 1102 Moy, Houston, 77007 (District C)



# **Update: Regency Lofts**

**3232 Dixie Road, Houston, 77021 (District D)**

**99% Complete as of October, 2022**

**120 Total Units, 102 Restricted**

**Total Project Cost: \$35,000,000.00**

**HCD Funding: \$14,000,000.00 (CDBG-DR17)**

**Developer: DWR Development Group**

**Architect: Mucasey & Associates**

**Lender: Amegy Bank**

# Update: Regency Lofts

## 3232 Dixie Road, Houston, 77021 (District D)



# **Update: The Navigation Center**

**2903 Jensen Drive, Houston, 77026 (District B)**

## **Public Facilities Rehabilitation**

**85% Complete as of October, 2022**

**Total Project Cost: \$3,500,000.00**

**HCD Funding: \$3,500,000.00 (ESG-CV)**

**Developer: The Coalition for the Homeless of  
Houston/Harris County**

**Architect: Curry Boudreaux Architects**

# Update: The Navigation Center

2903 Jensen Drive, Houston, 77026 (District B)



# **Update: Bethune Empowerment Center** **2500 S. Victory, Houston, 77088 (District B)**

## **Public Facilities Rehabilitation**

**85% Complete as of October, 2022**

**National Objective: LMA**

**Total Project Cost: \$4,131,000.00**

**HCD Funding: \$4,000,000.00 (CDBG)**

**Developer: Houston Business Development Inc.**

**Architect: Moody Nolan**

# Update: Bethune Empowerment Center 2500 S. Victory, Houston, 77088 (District B)



# Home Repair Program Key Exchange Thibodeaux Residence - Trinity Gardens (District B) October 11, 2022





# Home Repair Program Key Exchange Thibodeaux Residence - Trinity Gardens (District B) October 11, 2022



# Home Repair Program Key Exchange The Wu Family Alief (District F) October 3, 2022



# Home Repair Program Key Exchange

## The Wu Family - Alief (District F)

### October 3, 2022



# Home Repair Program Key Exchange The Wu Family Alief (District F) October 3, 2022



# Comments & Questions



# For More Info on HCD's Projects...

<https://www.flickr.com/photos/houstonhcdd>

2100 Travis Street, 9th Floor  
Houston, TX 77002  
832-394-6200  
[hcdd@houstontx.gov](mailto:hcdd@houstontx.gov)

