



# Housing and Community Affairs Committee

Keith W. Bynam, Director  
February 21, 2023



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Agenda

- I. Welcome/Introductions
- II. Compliance and Grant Administration
- III. Public Services
- IV. Single Family
- V. Public Facilities
- VI. Director's Comments
- VII. Public Comments

# **II. COMPLIANCE and GRANT ADMINISTRATION**

Kennisha London, Assistant Director

## II. Amendment to CDBG-DR16 Contract with GLO (All Districts)

An Ordinance authorizing an Amendment to the Contract between the City of Houston and the Texas General Land Office (GLO) for Community Development Block Grant – Disaster Recovery funding for the 2016 Floods (CDBG-DR16).

## II. Amendment to CDBG-DR16 Contract with GLO (All Districts)

The GLO proposes to amend Contract No. 19-076-008-B357 as follows:

- Extend the Agreement term from April 30, 2023, to April 30, 2024
- Revise or replace certain language to correct administrative errors and update required language
- Revise the Revised Federal Assurances and Certifications and the Nonexclusive List of Applicable Laws, Rules, and Regulations to add or update required language

# **III. PUBLIC SERVICES**

Melody Barr, Deputy Assistant Director

## III.a. Houston HELP HOPWA Funds (District D)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Houston HELP, Inc.,

Providing up to \$406,614.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the operation of a permanent residential facility with supportive services,

Serving a minimum of 50 very-low income families, consisting of adults and children, in which one or more members are living with HIV/AIDS.



## III.a. Houston HELP HOPWA Funds (District D)

**Supportive services** include comprehensive case management, housing counseling, job training, after-school and other supportive services that promote independent living.

**Operating costs** include property management, utilities, maintenance and repairs, and property insurance.



## III.a. Houston HELP HOPWA Funds (District D)

Category	Amount	Percent
Operating Costs	\$295,762.00	72.74%
Supportive Services	\$106,119.00	26.10%
Administrative	\$4,733.00	1.16%
<b>Total</b>	<b>\$406,614.00</b>	<b>100.00%</b>

This Agreement would begin April 1, 2023 and will provide funding through March 31, 2024.

## III.b. Houston SRO HOPWA Funds (District D)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Houston SRO Housing Corporation,

Providing up to \$284,284.27 in Housing Opportunities for Persons with AIDS (HOPWA) funds to finance the operation of a multi-unit permanent residential facility with supportive services,

Serving a minimum of 33 very low-income individuals living with HIV/AIDS.

## III.b. Houston SRO HOPWA Funds (District D)

**Supportive services** include comprehensive case management, and referrals for general health services, job training and placement, mental health, and substance abuse counseling.

**Operating costs** include property management, utilities, maintenance and repairs, and property insurance.

This Agreement would begin April 1, 2023 and provide funding through March 31, 2024.

## III.b. Houston SRO HOPWA Funds (District D)

Category	Amount	Percent
Operating Costs	\$225,069.26	79.17%
Supportive Services	\$44,315.01	15.59%
Administrative	\$14,900.00	5.24%
<b>Total</b>	<b>\$284,284.27</b>	<b>100.00%</b>

This Agreement would begin April 1, 2023 and will provide funding through March 31, 2024.

## III.c. Access Care of Coastal Texas Funding (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Access Care of Coastal Texas, Inc. (ACCT),

Providing up to \$1,052,034.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for,

Tenant-Based Rental Assistance (TBRA); Short-Term Rent, Mortgage, and Utility Assistance (STRMU); Permanent Housing Placement Services (PHPS); and Supportive Services for 175 low-income households in which one or more members are living with HIV/AIDS.

## III.c. Access Care of Coastal Texas Funding (All Districts)

Housing assistance will be provided as follows:

- (1) TBRA for 75 households,
- (2) STRMU for 80 households, and
- (3) PHPS for 20 households of persons living with HIV/AIDS.
- (4) Supportive Services include PHPS, case management, nutritional, and transportation services.

## III.c. Access Care of Coastal Texas Funding (All Districts)

Category		Amount	Percent
Tenant-Based Assistance	Rental	\$522,258.88	49.64%
Short-Term Mortgage, and Assistance	Rent, and Utility	\$267,258.86	25.40%
Supportive Services		\$167,016.26	15.88%
Administrative		\$70,500.00	6.70%
Permanent Placement Services	Housing	\$25,000.00	2.38%
<b>Total</b>		<b>\$1,052,034.00</b>	<b>100.00%</b>

Agreement term begins May 1, 2023 and provides funding through April 30, 2024.

## III.d. AIDS Foundation Houston HOPWA (All Districts)

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

Providing up to \$3,614,761.72 in Housing Opportunities for Persons with AIDS (HOPWA) funds, to operate and maintain three separate multi-unit permanent residential facilities with supportive services,

And funding STRMU and TBRA to 356 low-income persons and families affected or living with HIV/AIDS.



## III.d. AIDS Foundation Houston HOPWA (All Districts)

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

**Operating costs** include, but are not limited to, property management, utilities, and property insurance.

## III.d. AIDS Foundation Houston HOPWA (All Districts)

Category	Amount	Percent
Operations: Community Residence	\$1,582,543.26	43.78%
Housing Subsidies: Tenant-Based Rental Assistance Program (TBRA)	\$917,192.54	25.37%
Housing Subsidies: Short-Term Rent, Mortgage, Utility Program (STRMU)	\$610,512.67	16.89%
Support Services	\$221,513.25	6.13%
Permanent Housing Placement Services (PHPS)	\$30,000.00	0.83%
Administrative	\$253,000.00	7.00%
<b>Total</b>	<b>\$3,614,761.72</b>	<b>100.00%</b>

This Agreement provides funding from April 1, 2023 – March 31, 2024.

## III.e. The Harris Center for Mental Health and IDD (District J)

An Ordinance authorizing an Agreement between the City of Houston and The Harris Center for Mental Health and IDD,

Providing up to \$2,199,970.86 in Community Development Block Grant – CARES Act (CDBG-CV) funds

To help prevent and respond to the impacts of COVID-19.

## III.e. The Harris Center for Mental Health and IDD (District J)

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness.

The Harris Center will provide clinical support, substance use support, and case management to at least 400 individuals receiving housing services through The Way Home program.

## III.e. The Harris Center for Mental Health and IDD (District J)

CATEGORY	AMOUNT	PERCENT
Program Services	\$1,999,973.51	90.91%
Administration	\$199,997.35	9.09%
<b>Total</b>	<b>\$2,199,970.86</b>	<b>100.00%</b>

The Agreement term will provide funding from April 1, 2023 – August 31, 2024.

## III.f. SEARCH Homeless Services (District I)

An Ordinance authorizing a Fourth Amendment between the City of Houston and SEARCH Homeless Services, extending the term of the Agreement, and

Providing up to \$100,000.00 in TIRZ Affordable Housing funds, \$260,000.00 in HHSP funds, and \$660,000.00 in CDBG funds,

To serve 600 individuals with housing case management and mobile outreach services in conjunction with its Welcome Center.

## III.f. SEARCH Homeless Services (District I)

**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 and serves as a point of entry for a continuum of services that facilitates introduction 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.



## III.f. SEARCH Homeless Services (District I)

CATEGORY	AMOUNT	PERCENT
Program Services - CDBG	\$660,000.00	64.71%
Program Services - HHSP	\$260,000.00	25.49%
Administration - TIRZ	\$100,000.00	9.80%
<b>Total</b>	<b>\$1,020,000.00</b>	<b>100.00%</b>

This Fourth Amendment will extend the term and provide funding through December 31, 2023.



# **IV. SINGLE FAMILY**

Cedrick LaSane, Deputy Assistant Director

## **IV.a. Second Amendment to the NHDP MCA (All Districts)**

An Ordinance authorizing a Second Amendment to the Master Contractor Agreement for the City of Houston New Home Development Program (NHDP) to be executed by the City and the following contractors:

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

## IV.a. Second Amendment to the NHDP MCA (All Districts)

This Second Amendment will:

- Extend the renewal period of the Master Contractor Agreements (per Director's Discretion for up to 48 successive months);
- Authorizing the Mayor to execute a Second Amendment to Master Contractor Agreement with each Contractor; containing other provisions related to the foregoing subject;
- And declaring an emergency.

## IV.a. Second Amendment to the NHDP MCA (All Districts)

Funding under the Master Contractor Agreements between the City and Contractors will be expended through Tri-Party Agreements between the City, Contractor, and Houston Land Bank (HLB) for each new construction project.

To date, the NHDP has completed 59 homes, with 7 homes currently under construction.

## IV.b. TIRZ Allocation for NHDP MCA (All Districts)

An Ordinance allocating \$7,222,385.00 in Uptown TIRZ Series 2021 Affordable Homes Funds to the New Home Development Program (NHDP) Master Contractor Agreements (MCA) for the following contractors:

SLSCO, LTD.; PMG CONSTRUCTION, INC.; and DSW HOMES, LLC; HABITAT FOR HUMANITY, INC.; MAYBERRY HOMES, INC.; REBUILDING TOGETHER HOUSTON; and JAMES W. TURNER CONSTRUCTION, LTD. (each a “Contractor”).

## IV.b. TIRZ Allocation for NHDP MCA (All Districts)

Funding allocated to the MCAs will be expended through the Tri-Party Agreements (TPA) between the City, Houston Land Bank (HLB), and selected NHDP Contractors for newly constructed, affordable, single-family homes on scattered lots.

The total for all Tri-Party Agreement amounts will not exceed the allocated funding available.

## IV.b. TIRZ Allocation for NHDP MCA (All Districts)

The NHDP is designed to provide newly constructed, affordable single-family homes for low- and moderate-income qualified Homebuyers through scattered site development.

The NHDP has completed 59 homes, with 7 homes currently under construction.

## IV.c. Houston Land Bank TIRZ Appropriation (All Districts)

An Ordinance authorizing the appropriation of \$1,776,992.00 in TIRZ Affordable Housing Funds,

Pursuant to the First Amendment to the Amended and Restated Operations Grant Agreement between the City of Houston (City) and the Houston Land Bank (HLB),

For HLB's Operations and Program Delivery Activities.



## IV.c. Houston Land Bank TIRZ Appropriation (All Districts)

Funded Activities will include:

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.

## IV.c. Houston Land Bank TIRZ Appropriation (All Districts)

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.

## IV.d. Homebuyer Choice Program Guidelines (All Districts)

An Ordinance authorizing the amended of the Homebuyer Choice Program (HCP) Guidelines to include:

- Amendments to roles and responsibilities; Program processes;
- Home purchase requirements,
- Homebuyer eligibility requirements;
- Funding requirements,
- Appeals process, and
- Updates to various definitions.

## IV.d. Homebuyer Choice Program Guidelines (All Districts)

HCD has partnered with the Houston Community Land Trust (HCLT) using Uptown TIRZ Series 2021 Affordable Homes Funds to provide qualified homebuyers the option to purchase a quality home of their choice within incorporated areas of the City of Houston at an affordable price.



## IV.d. Homebuyer Choice Program Guidelines (All Districts)

A qualified homebuyer who purchases a home through HCP will own the home while the HCLT owns the land beneath the home, placing it in trust, for the benefit of sustaining and preserving future housing affordability.

The homebuyer will have exclusive rights to the land beneath the home for use and enjoyment through a Ground Lease.

## IV.e. Homebuyer Assistance Program Guidelines (All Districts)

An Ordinance authorizing the Seventh Amended and Restated Homebuyer Assistance Program Guidelines (HAP) to include:

- Amendments to underwriting;
- A subsidy increase;
- Intake and application process;
- Homebuyer eligibility qualifications;
- Loan term of assistance requirements;
- Cross-cutting federal regulations;
- Closeout monitoring and reporting; and
- Updates to various definitions.

## IV.e. Homebuyer Assistance Program Guidelines (All Districts)

The goal of the program is to increase homeownership opportunities for low- and moderate- income applicants, within the incorporated areas of Houston.

HAP works with participating lenders to deliver up to \$50,000.00 per each income -eligible first-time homebuyer for down payment and closing costs to purchase the home.



## IV.f. TIRZ Affordable Housing Funds - HAP (All Districts)

An Ordinance authorizing the de-appropriation of \$1,500,000.00 in TIRZ Affordable Housing funds for the New Home Development Program Master Contractor Agreements (and related documents),

In order to fund the Homebuyer Assistance Program (HAP), supporting income-eligible first-time homebuyers.



## IV.f. TIRZ Affordable Housing Funds - HAP (All Districts)

HAP is also designed to expand the supply of quality, safe, affordable housing within Houston, and to continue to improve homeownership affordability by facilitating the movement of individuals into new or existing homes.

# V. PUBLIC FACILITIES

Ana Martinez, Deputy Assistant Director

## V. The Coalition for the Homeless Amendment (District B)

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

This Amendment will increase project funding in the amount of \$820,000.00 due to the need for unforeseen construction repairs at the facility.

## V. The Coalition for the Homeless Amendment (District B)

Repairs at the facility will include revisions to the sprinkler systems, ADA requirements, and electrical and plumbing updates.

The total project budget is \$7,198,375.00.

The Coalition is undertaking a Capital Campaign to cover the current outstanding gap, which is \$192,042.88.

## V. The Coalition for the Homeless Amendment (District B)

Due to pervasive, underlying health conditions, the homeless are especially susceptible to the coronavirus and are at a higher risk of experiencing severe symptoms.

Per the Centers for Disease Control, it is imperative during the current pandemic to move at-risk individuals experiencing homelessness off our streets and out of our shelters.

# **DIRECTOR'S COMMENTS**

Keith W. Bynam, Director

# Director's Comments

Intro/Overview

Keith W. Bynam, Director

CDBG-DR17 Update and HCD Production Report

Temika Jones, Assistant Director and CFO

HCDD Project Highlights,

Keith W. Bynam, Director

Houston Housing Authority: David A. Northern, Jr.,

President & CEO & LaRence Snowden, Board Chair



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

Temika Jones, Assistant Director and CFO



# Item III.D HCD Financial Update

## (CDBG-DR 2017 Harvey Grant Update)

### GLO Budget Update

	Original Budget	GLO Proposed Budget	Reduction
Admin	\$ 15,000,000.00	\$ 15,000,000.00	\$ -
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>\$ 835,087,843</b>	<b>\$ 694,157,590</b>	<b>\$ 140,930,253</b>

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

As of February 17, 2023

	Revised Budget APA 11	REVISED June 30, 2023 Benchmark	Remaining to Meet 6/30 Revised Benchmark	% Benchmark Met
Admin	\$ 15,000,000.00	\$ -	\$ -	
Buyout	\$ 55,800,000.00	\$ 41,850,000.00	\$ 11,376,480.13	73%
Economic Development	\$ 18,888,904.00	\$ 14,166,678.00	\$ 1,371,121.38	90%
HoAP	\$ 18,381,000.00	\$ 65,729,085.45	\$ 21,160,246.55	68%
Homebuyers	\$ 69,188,511.00	\$ 13,785,750.00	\$ (195,754.31)	101%
Multifamily	\$ 400,855,752.00	\$ 300,641,814.00	\$ 113,166,998.98	62%
Planning	\$ 23,100,000.00	\$ 13,860,000.00	\$ 11,830,429.30	15%
Public Services	\$ 20,000,000.00	\$ 12,000,000.00	\$ (4,462,576.57)	137%
Single Family	\$ 60,000,000.00	\$ 36,000,000.00	\$ (6,516,433.04)	118%
Small Rental	\$ 12,943,423.00	\$ 9,707,567.25	\$ 9,409,619.63	3%
<b>Grand Total</b>	<b>\$ 694,157,590.00</b>	<b>\$ 507,740,894.70</b>	<b>\$ 168,314,895.97</b>	

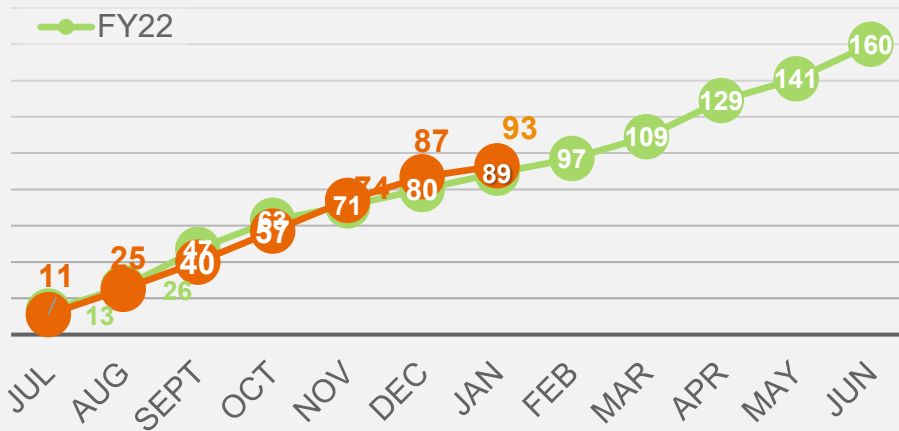
NOTE: Remaining to Meet 6/30 Revised Benchmark total sum does not include programs that have exceeded benchmark.

# **HCD Production Report**

Temika Jones, Assistant Director and CFO

# Homebuyer Assistance Program

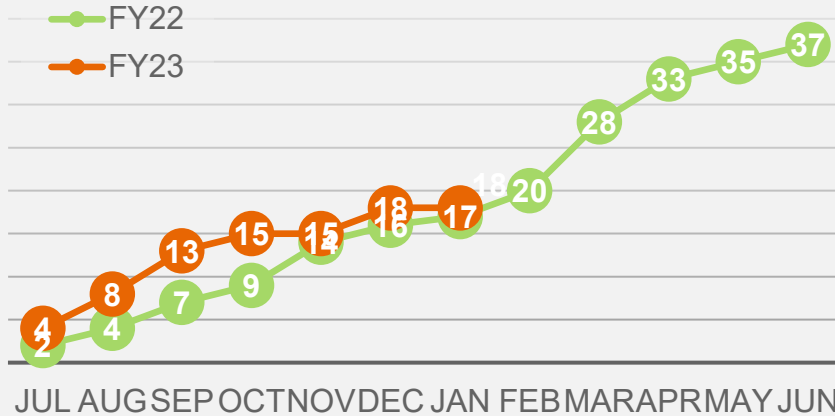
(Fiscal Year - cumulative totals)



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)

2

Projects under  
construction  
**Multifamily (FY23)**

0

Projects completed  
**Multifamily (FY23)**

1

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





# Groundbreaking: Rosemary's Place Apartments 3300 Caroline, Houston, 77004 (District D)



# Under Construction: St. Elizabeth Place 4514 Lyons, Houston, 77020 (District B)

**ST. ELIZABETH PLACE**

**Development Partners**

**Design and Construction**

**Financing**

**FIFTH WARD**  
COMMUNITY DEVELOPMENT CORPORATION

**Cloudbreak**  
communities

**VAN METER  
WILLIAMS  
POLLACK** LP

**Humphries**  
Construction Corporation

**FOSS & COMPANY**  
TAX CREDIT SPECIALISTS  
Since 1983

**CITY OF HOUSTON**  
HOUSING AND COMMUNITY DEVELOPMENT



# Coming Soon: Scott Street Lofts

## 1320 Scott Street, Houston, 77003 (District I)



# Coming Soon: Caroline Lofts

## 2403 Caroline, Houston, 77004 (District D)



# AHDP Update: Commons at Tidwell New Homes at Acres Homes Groundbreaking Ceremony: January 26, 2023



## 47 Total Homes – Completion Date June 2023



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# AHDP Update: Grand Park Haven New Homes at OST/South Union (District D) Key-Exchange Ceremony: April 2023



**One of four Homes is under contract, three are pending approval.**



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



**AHDP Update: Robins Landing  
10045 Tidwell Rd. Houston, 77083 (District B)**

**Habitat for Humanity Home Build Event**

**March 21-29, 2023**

**Sponsors:**

**Shipleys Do-Nuts, Reliant, KPRC**

**City Officials and other key HCD staff are invited**

**RSVP with the Large Tract Team**



**Update: 2100 Memorial  
2100 Memorial, Houston, 77007 (District H)**

**30% Complete as of February, 2023**

**Total Number of Units: 196**

**Total Restricted Units: 100 (30% - 80% AMI)**

**Total Project Cost: \$61,799,200.00**

**HCD Funding: \$25,000,000.00**

**(CDBG-DR17, Tax Credits)**

**Developer: HHA/Columbia Residential**



# Update: 2100 Memorial

## 2100 Memorial, Houston, 77007 (District H)



# **Update: Temenos Place**

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

**60% Complete as of February, 2023**

**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 February, 2023**

**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)**

**81% Complete as of February, 2023**

**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)**

**79% Complete as of February, 2023**

**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)**

**98% Complete as of February, 2023**

**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: The Navigation Center**

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

## **Public Facilities Rehabilitation**

**85% Complete as of February, 2023**

**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 February, 2023**

**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**

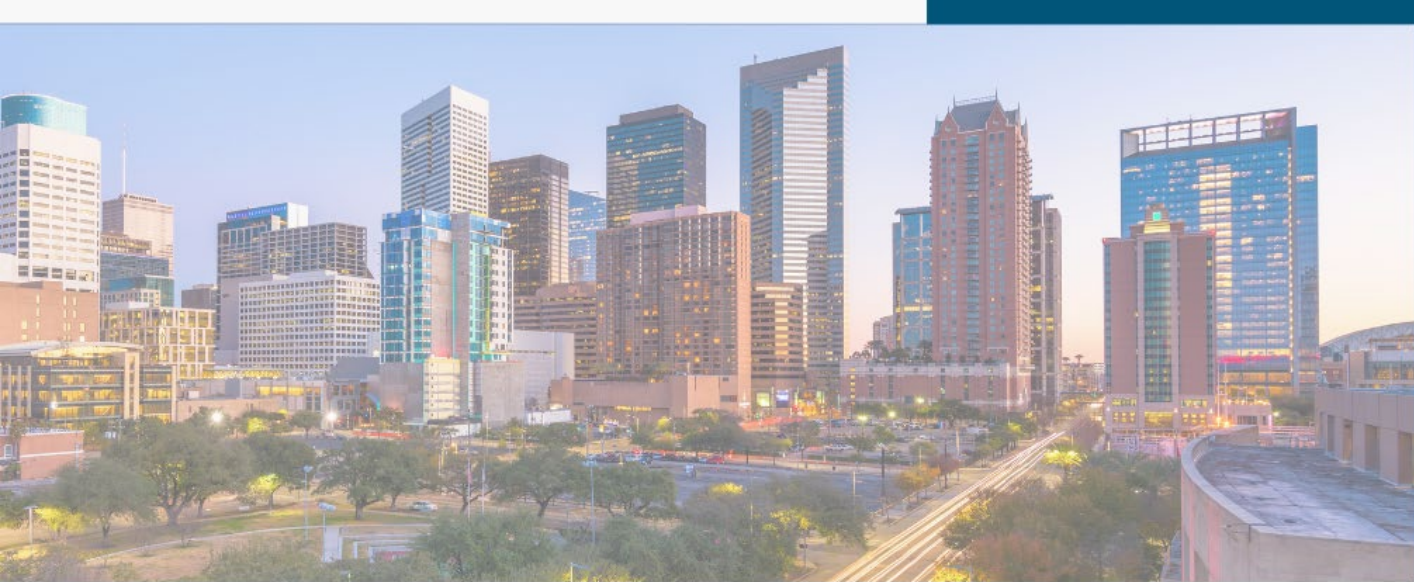
# Update: Bethune Empowerment Center 2500 S. Victory, Houston, 77088 (District B)



# **Houston Housing Authority**

David A. Northern, Sr., President and CEO & LaRence Snowden, Board Chair





**HOUSTON**  
HOUSING AUTHORITY

# Houston Housing Authority

TUESDAY, FEBRUARY 21, 2023

**AN OVERVIEW OF THE HOUSTON HOUSING AUTHORITY**  
PREPARED FOR COUNCILMEMBER TIFFANY THOMAS  
HOUSING & COMMUNITY AFFAIRS COMMITTEE CHAIR  
AND COMMITTEE MEMBERS

# HHA OVERVIEW

**ABOUT** - The Houston Housing Authority (HHA) is the largest regional affordable housing provider for Houstonians. Low and moderate-income housing, Public Housing, Housing Choice Voucher, and Tax Credit housing play a major role in addressing the need.

The HHA's jurisdiction is one of the largest in the country spanning over seven counties. An average of 24,340 households, comprised of 60,851 individuals, are provided stable, affordable homes. These include some of the city's most vulnerable populations: seniors, the disabled, and low and moderate-wage earners.

The HHA is a unique facilitator of public-private partnerships focused on utilizing taxpayer dollars to leverage private funds in developing housing communities, some of which are mixed-income and mixed-finance developments.

Affordable Housing Programs	Avg # of Clients Served	% of Client Population
Public Housing	4,893	9.48%
Tax Credit	5,058	9.8%
Housing Choice Voucher (HCV)	41,653	80.72%
<b>TOTAL</b>	<b>51,604</b>	<b>100%</b>

## CLIENTS SERVED

Total: 51,604

Public Housing **4,893**

Tax Credit **5,058**

HCV **41,653**

*Note: Total # of clients served based on 2.5 occupants per household*

## HOUSING UNITS

Total: 24,465

Public Housing **2,415**

Tax Credit **2,091**

Housing Choice Voucher **19,959**

0% 25% 50% 75% 100%

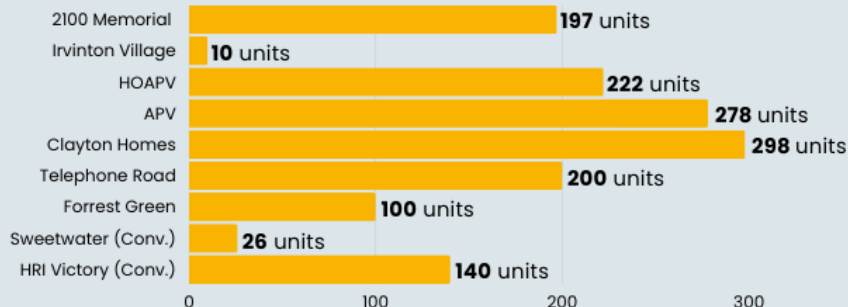
# AFFORDABLE HOUSING PROGRAMS

## The HHA owns and operates four main programs:

- ▶ Public Housing
- ▶ Tax Credit
- ▶ Housing Choice Voucher
- ▶ Rental Assistance Demonstration

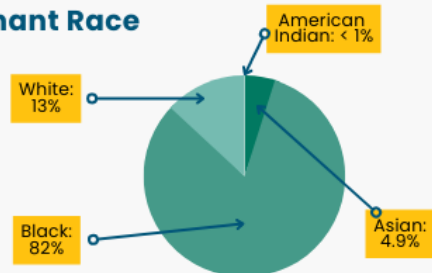
### Public Housing Operations Units Lost Since 2017

Total = 1,471



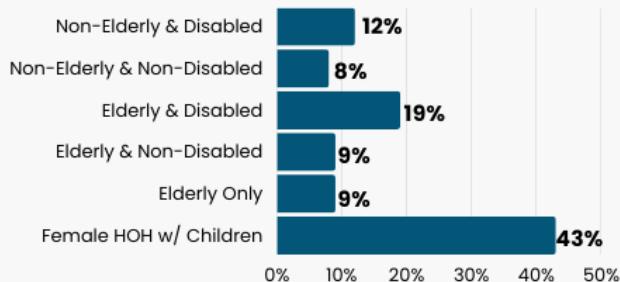
### HHA Tenant Demographics: Public Housing

#### Tenant Race

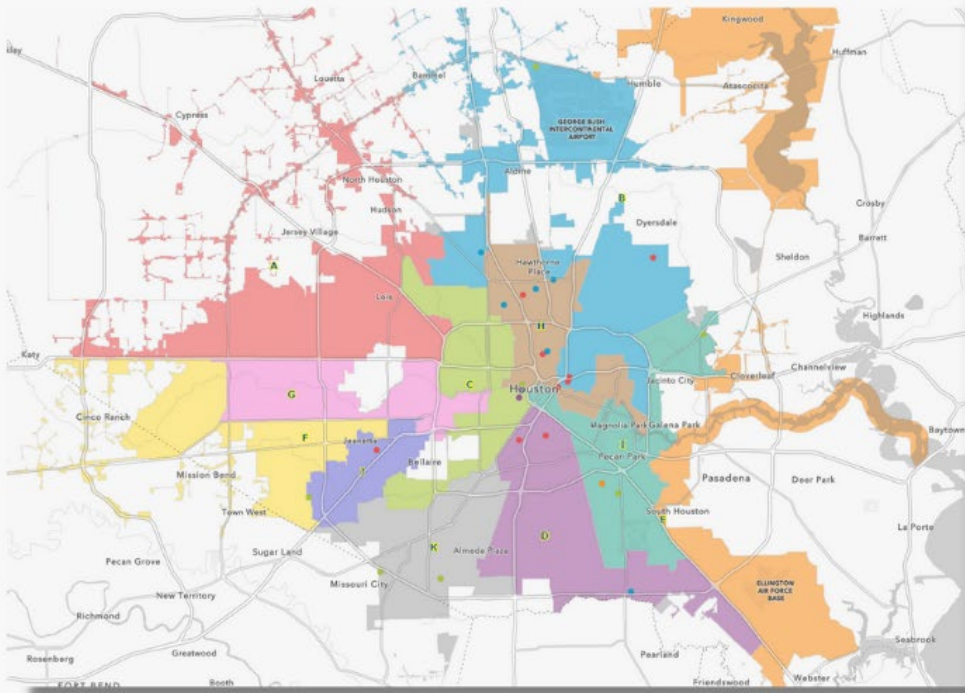


#### Tenant Households

Total: 2,221



# MAP OF HHA OWNED PROPERTIES



## LEGEND

### HOUSING COMMUNITY TYPES

- Public Housing Communities
- Mixed-Income Communities
- Tax Credit Communities
- Rental Assistance Demonstration
- Section 8 New Construction

### COH - COUNCIL DISTRICTS

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- Other

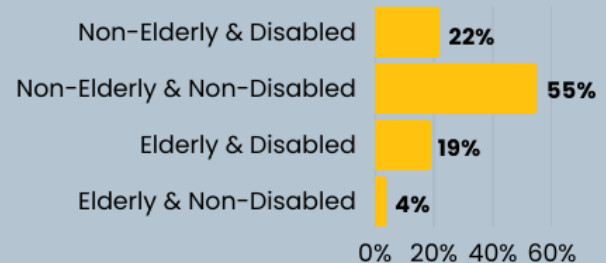
# HOUSING CHOICE VOUCHER PROGRAM

Voucher Programs	Allocation	Types of Vouchers	Percent of Vouchers Available per Program
Tenant-Based	17,048	<ul style="list-style-type: none"> <li>Tenant-based, Mod-Rehab</li> <li>SRO</li> </ul>	85.42%
Special Programs	2,911	<ul style="list-style-type: none"> <li>Family Unification Program - 110</li> <li>Near-Elderly Disabled - 175</li> <li>VASH - 1,172</li> <li>Emergency Housing - 771</li> <li>Mainstream Programs - 683</li> </ul>	14.58%
<b>TOTAL</b>	<b>19,959</b>		

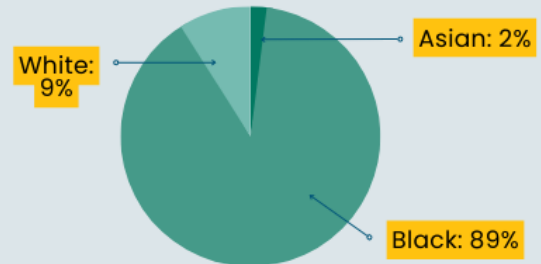
## HHA TENANT DEMOGRAPHICS: HOUSING CHOICE VOUCHER PROGRAM

### Tenant Households

Total: 17,196



### Tenant Race



# HOMELESS SUPPORT PARTNERSHIP

## HOW HHA HAS HELPED THE HOMELESS IN HOUSTON

The HHA has a Homeless Preference for admission that was increased in June 2014 for a total of 650 units for households who meet the following criteria:

- ▶ The Federal definition of homeless
- ▶ Referred to the HHA by a homeless service provider who will also provide navigation and supportive services to help the household transition from homelessness to permanent housing

The HHA is also able to provide affordable housing options utilizing Special Purpose Vouchers (SPV). Approximately 11.26% of the HHA's total Housing Choice Voucher (HCV) Program is allocated for SPVs.

These programs include:

SPECIAL  
PURPOSE  
VOUCHERS



**85** SVPs

Transition Age Youth (TAY)  
Aging out of Foster Care (FYI)  
Family Unification Program (FUP/FYI)

SPECIAL  
PURPOSE  
VOUCHERS



**683** SVPs

Mainstream  
*(recently received an  
additional 50 vouchers)*

SPECIAL  
PURPOSE  
VOUCHERS



**175** SVPs

Non-Elderly/Disabled  
Vouchers (NEDs)

SPECIAL  
PURPOSE  
VOUCHERS



**1,172** SVPs

Veterans Affairs  
Supportive Housing  
Vouchers (HUD VASH)



# SPECIAL PROGRAMS

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## **HHA IS MORE THAN JUST HOUSING**

One of our primary goals is to empower clients to achieve economic self-sufficiency and education. The HHA successfully promotes self-sufficiency through a variety of programs and services.

- ✓ **MOVE TO WORK (MTW)**
- ✓ **FAMILY SELF-SUFFICIENCY (FSS) PROGRAM**
- ✓ **HOMEOWNERSHIP PROGRAM**
- ✓ **JOBS PLUS**
- ✓ **YOUTHBUILD** \*Awaiting grant award
- ✓ **ELDERLY CLIENTS**
- ✓ **RESIDENT COUNCILS**

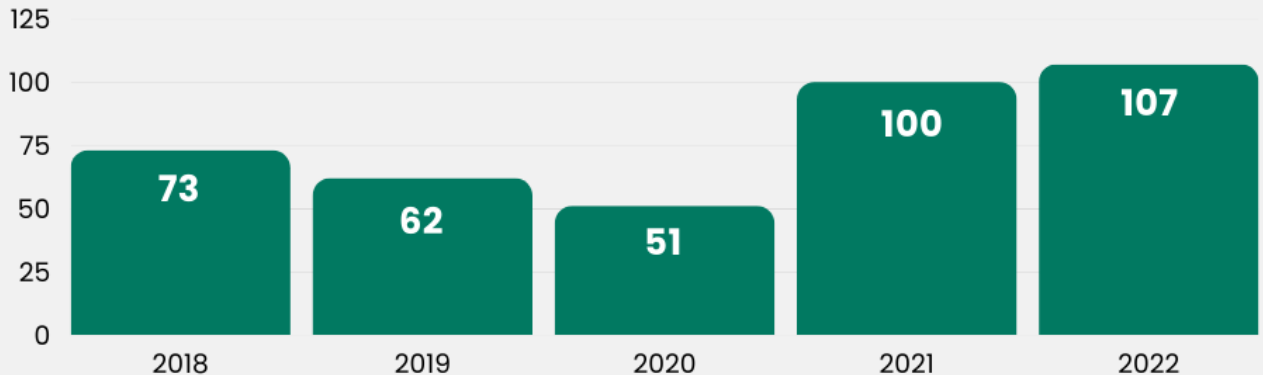


# ANNUAL FSS ENROLLMENT

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## ANNUAL NEW ENROLLMENT FOR THE PAST FIVE YEARS


\*There are 59 families who started the program before this time period



# HHA WAITLIST STATUS

As of December 2022

## CURRENT WAITLIST METRICS



**PUBLIC HOUSING**  
28,862



**HCV**  
18,721



**TOTAL:**  
47,583

# HHA DEVELOPMENT UPDATES



\*2100 Memorial Construction Progress (January 2023)

- ▶ 2100 Memorial
- ▶ Telephone Road Apartments
- ▶ Independence Heights II
- ▶ The Pointe at Bayou Bend
- ▶ The Bend

# CUNEY HOMES CHOICE NEIGHBORHOOD INITIATIVE

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## CHOICE NEIGHBORHOOD INITIATIVE

- ▶ Planning Grant
- ▶ Implementation Grant

The HHA is working with residents to develop a master plan for the Choice Neighborhood program to double the current 553 affordable units at Cuney Homes to approximately 1,100 mixed-income units. At a minimum, the current affordability would be preserved across lands comprising the original Cuney Homes site and adjacent sites within the Choice Neighborhood boundary.

**Land Acquisition** – The HHA is working with partners such as the City of Houston, the Houston Land Bank, and Midtown Redevelopment to acquire land to meet the 1,100 mixed-income community goals. All of the partners have an invested presence within the Cuney Homes area. The promotion of homeownership has also been part of the site selection exercise.

**Partnerships** – Historically, the Choice Neighborhood Initiative program has been successful because of strong partnerships. As we prepare to submit the Choice Neighborhood Implementation Grant in the first quarter of 2023, the HHA will work to strengthen these relationships to benefit the communities we serve.

# PUBLIC FACILITY CORPORATIONS HISTORY

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## LOCAL GOVERNMENT CODE TITLE 9

Subtitle C. Chapter 303: Public Facility Corporations



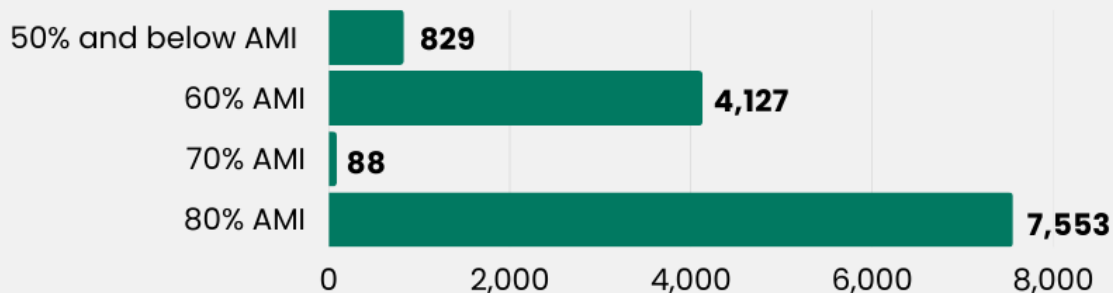
- ▶ Chapter 303 of the Texas Local Government Code permits a municipality, county, or PHA to create a public facility corporation (a "PFC"). A PFC has the "broadest possible powers to finance or to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities." See Texas Local Government Code § 303.002(a). A public facility is identified as property devoted to public use.
- ▶ Authorizes housing authorities to issue bonds

# PUBLIC FACILITIES CORPORATION PARTNERSHIPS

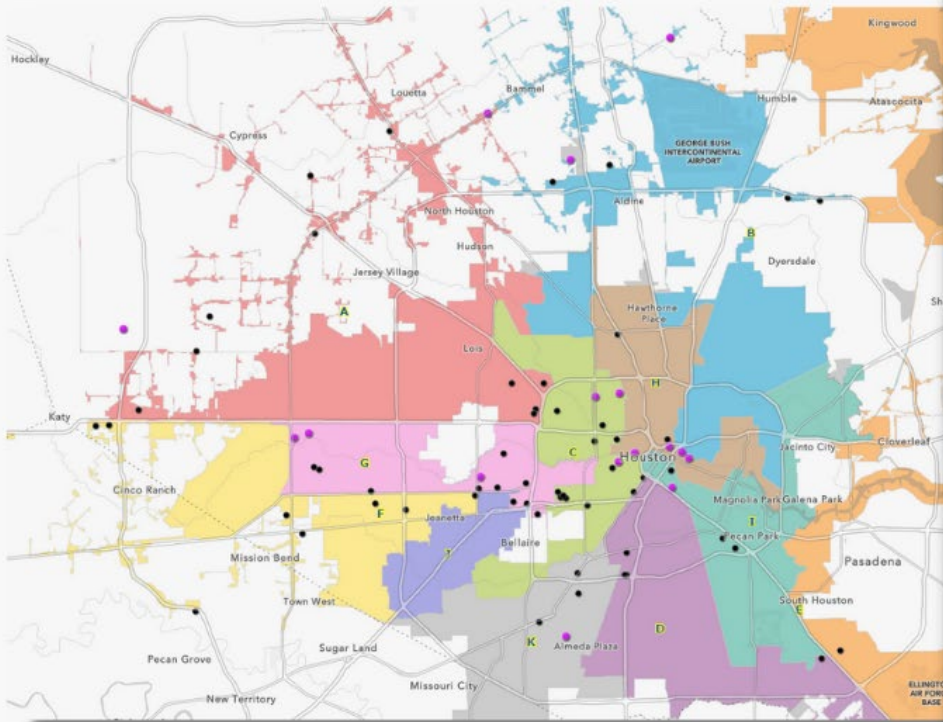
To date, the HHA has closed 76 PFC agreements. This includes 22,026 units, of which 12,597 are affordable, with 39% of the units at or below 60% AMI.

## Affordability Breakdown

12,597 Total Units



# PFC DEVELOPMENT SITE MAP



## LEGEND

### NEW CONSTRUCTION



### EXISTING ASSETS



### COH - COUNCIL DISTRICTS



A



B



C



D



E



F



G



H



I



J



Other



**HOUSTON**  
HOUSING AUTHORITY

**THANK YOU**





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

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

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