

Housing & Community Affairs Committee

April 18, 2017



Sylvester Turner, Mayor



Tom McCasland, Director

Petition Tax Increment Reinvestment Zone



CHAPTER 311, TAX CODE

Sec. 311.05

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- ...**petition** is submitted to the governing body of the municipality or county by the **owners** of property constituting at least **50 percent** of the **appraised value** of the property in the area
-the project plan must provide that at least **one-third** of the tax increment of the zone be used to provide **affordable housing** during the term of the zone...

//

Sources of \$46 Million

- Average annual amount: \$16 million
- \$46 million is composed of the following:
 - \$16.5 million was the starting balance in FY2007 when the city begin using the new SAP financial system.
 - \$29.5 million unallocated balance that has grown slowly from 2011 through today

Uses of \$46 Million



Single-Family Activities \$17,900,489

- Home repair
- New construction
- Community Land Trust
- Down payment assistance
- Activity delivery costs

Uses of \$46 Million



Multifamily Activities \$10,000,000

- Multifamily rehab
- New construction
- Leverage for Section 108 Loans and other HUD funds
- Activity delivery

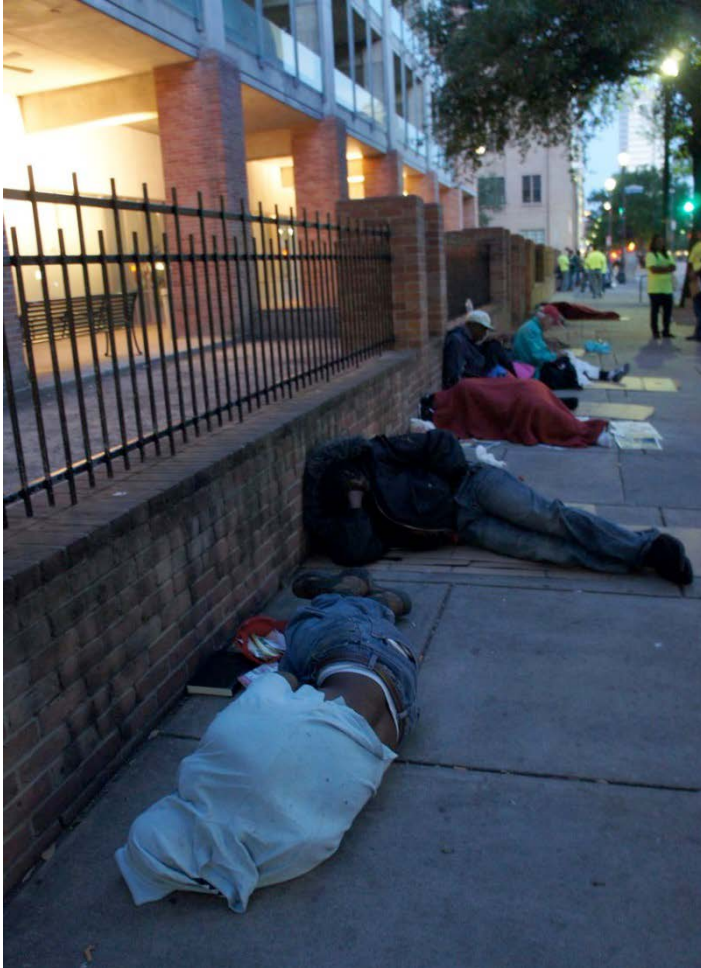
Uses of \$46 Million



Land Acquisition \$10,000,000

- Strategic acquisition by LARA
- Land for both Single Family & Multifamily
- Complete Community focus

Uses of \$46 Million



Efforts to End Homeless \$2,000,000

- Barrier Buster funds
- Efforts leading directly to permanent homes for individuals

HCDD General Fund Dollars
Only \$492,996

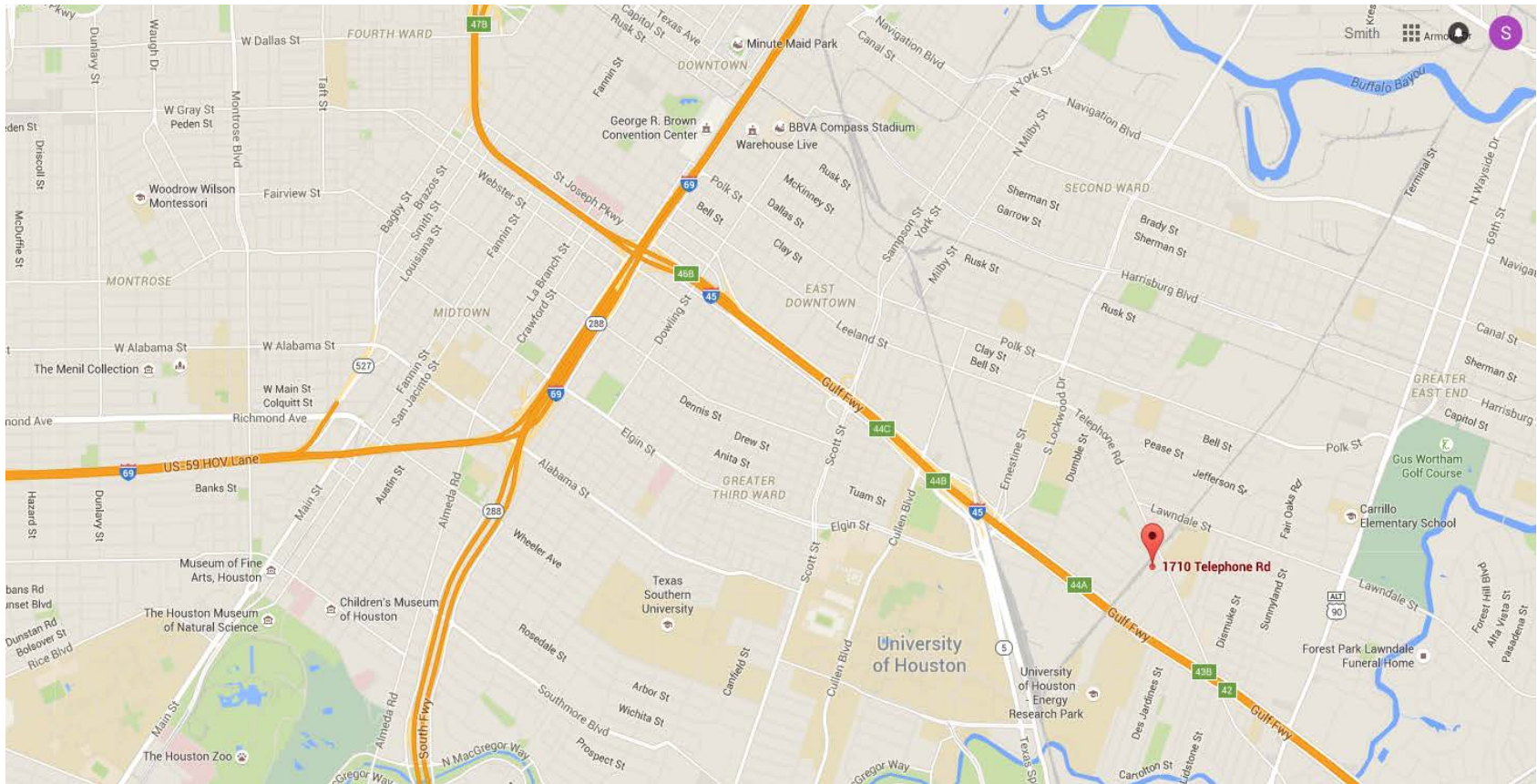
TIRZ Funds Support
Administration of HCDD's
\$57,989,236 Annual Budget and
\$166,500,000 in Disaster
Recovery Funds

Uses of \$46 Million

Affordable Housing Admin & Federal/State Grant Leveraging	\$4,614,498.70	Costs for administering local, state and federal funded activities by HCDD
Rent/Lease	\$850,000	Office space for HCDD at 601 Sawyer
Information Technology	\$750,000	OnBase – Hardware, software and store expenses for document tracking for compliance purposes

SER-Jobs for Progress

Project Title: Workforce Opportunity Center



Address: 1710 Telephone Road, District I

Purpose: Center to become an anchor for the community and its residents to access career training and jobs; amend current agreement allowing the use of New Market Tax Credits



North View





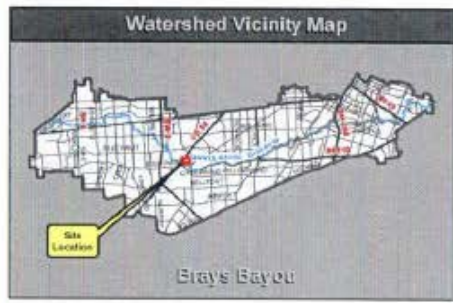
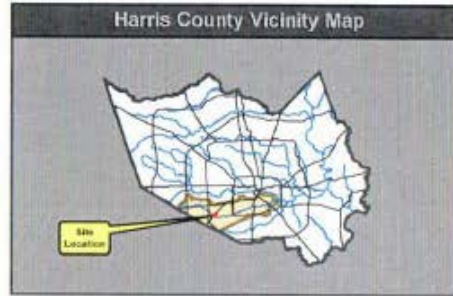
SER-Jobs South View



CDBG-DR15 Voluntary Buyout

Target Area	Funding*	Comments
Braeburn Glen District J	\$6,000,000	34 unfunded buyout properties
Langwood District A	\$1,800,000	12 unfunded buyout properties
Glenburnie & Cashiola District H	\$2,860,000	26 unfunded buyout properties
TOTAL	\$10,660,000	*Funding amounts are estimates

Braeburn Glen Buyout Area



Legend

- Buyout Area of Interest (Nov. 2016)
 - Red: Buyout Area of Interest (Nov. 2016)
 - Yellow: Acquisition in Process
 - Orange: Pending
 - Green: Purchased
 - Blue: Buyout Volunteers (Dec. 2016)
- R.O.W. (Acquired Grantee)
 - Red: Others
 - Orange: City of Houston
 - Yellow: H.C.F.C.D.
 - Green: Public
 - Blue: State of Texas

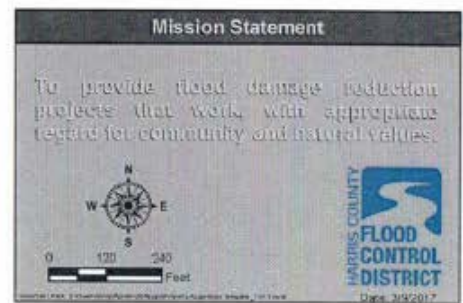
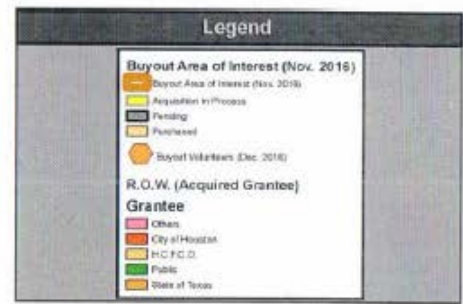
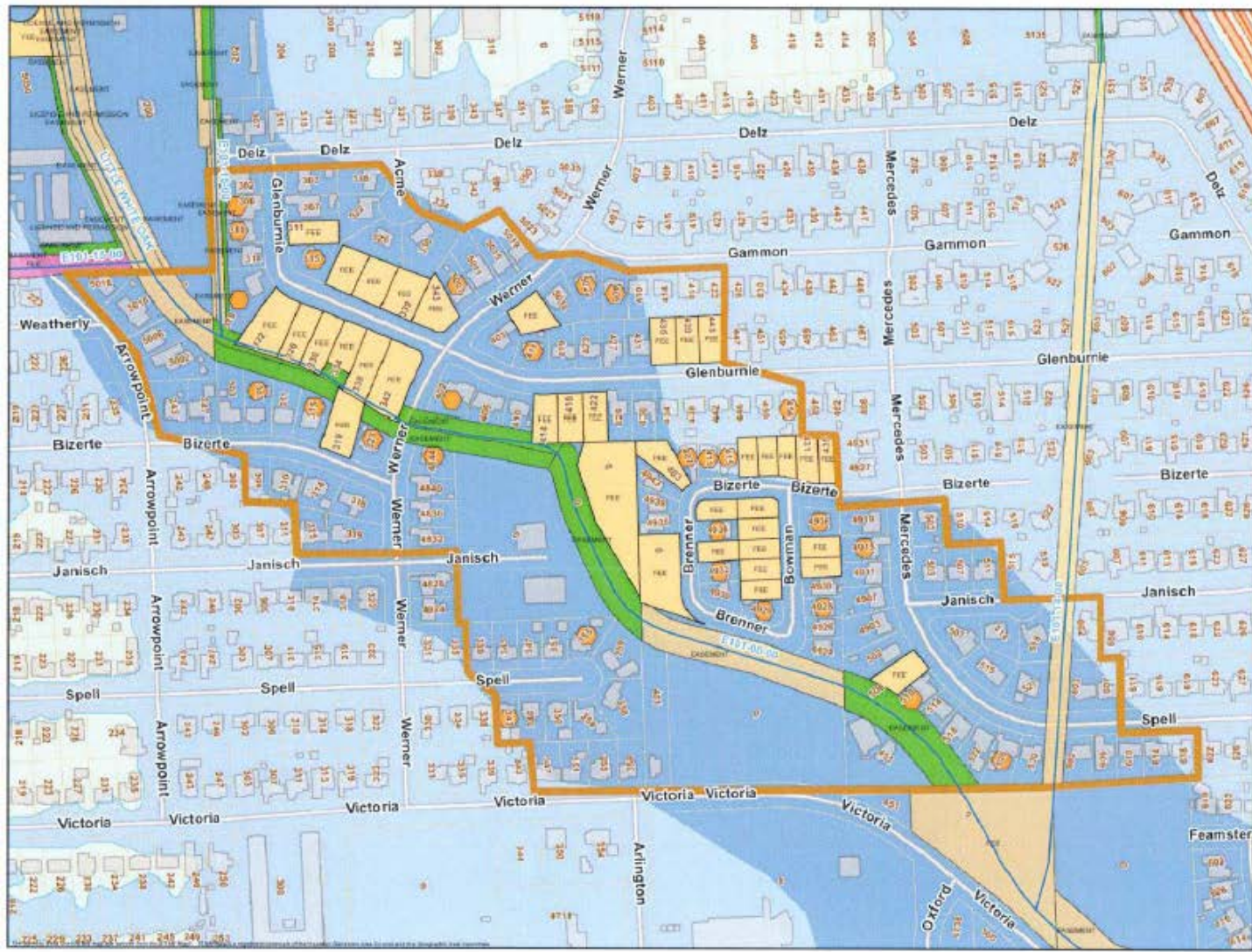
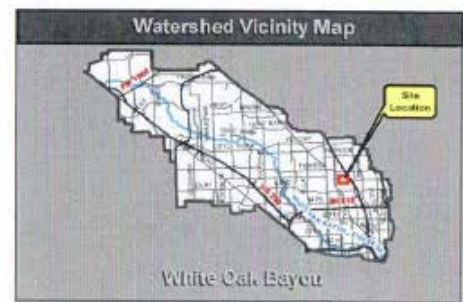
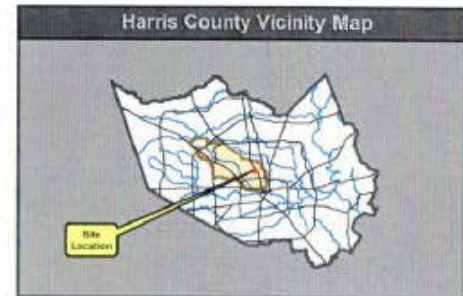
Mission Statement

To provide flood damage reduction projects that work with appropriate regard for community and natural values.

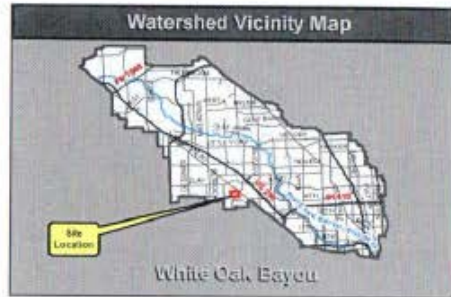
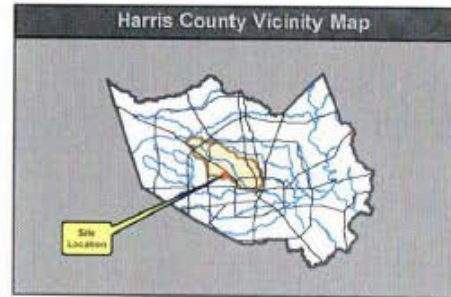
HARRIS COUNTY
FLOOD CONTROL DISTRICT
Date: 3/9/2017



Glenburnie & Cashiola Buyout Area



Langwood Buyout Area



Legend

Buyout Area of Interest (Nov. 2016)

- Buyout Area of Interest (Nov. 2016)
- Application in Process
- Pending
- Purchased
- Buyout Volunteers (Dec. 2016)

R.O.W. (Acquired Grantee)

Grantee

- Others
- City of Houston
- H.C.F.C.D.
- Public
- State of Texas

Mission Statement

To provide flood damage reduction projects that work, with appropriate regard for community and natural values.

HARRIS COUNTY FLOOD CONTROL DISTRICT
Date: 3/4/2017



“CAN I BE YOUR NEIGHBOR?”

SAY YES to quality homes for all incomes in all areas!



“Dallas Fed Reports Affordable Housing Needed in Texas”

Houston Chronicle, October 4, 2016

“It’s not only low-income residents who are unable to afford safe housing in their communities – moderate-income people are also increasingly locked out of housing options. That means **teachers, retail, or restaurant staff, and others often can’t afford to live in the city in which they work.**”

-- Emily Ryder Pertmeter

Community Development Analyst, Federal Reserve Bank of Dallas



“Houston Homes Are Unaffordable for These Workers”

Houston Business Journal, April 12, 2017

“Teachers have a median annual income of \$58,600 while first responders have a median annual income of \$56,495. With the median list price (of a Houston home) sitting at \$305,000, **the majority of Houston homes are out of reach for teachers and first responders.**”

-- Houston Business Journal Reporter Paul Takahashi
Reporting on a Trulia Inc. Study Released April 12, 2017





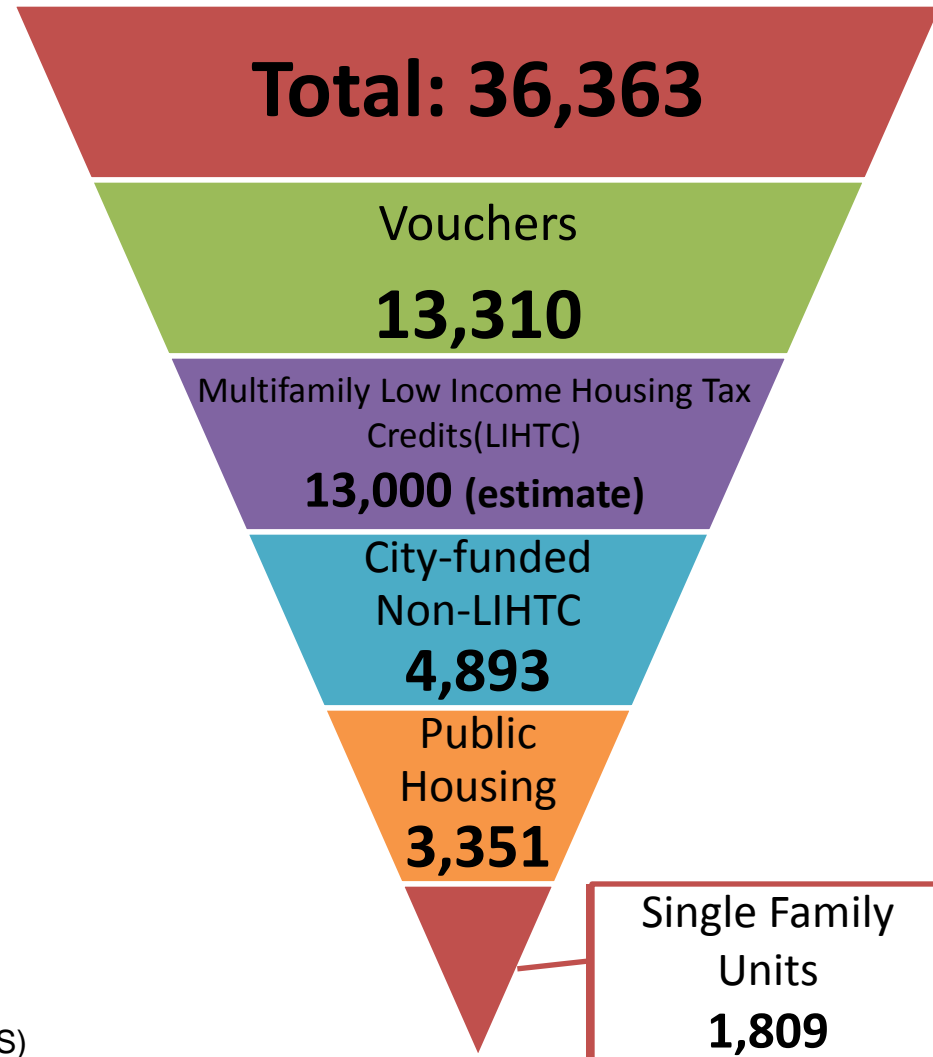
Defining the
problem we
are solving



Houston Low Income Households

2009-2013 American Community Survey

Area Median Family Income	Total Households (Owner and Rental)
0% – 30%	137,995
31% – 50%	114,520
51% – 80%	139,545
Total	392,060



An Affordable Home:

Cost = Less Than 30% of Household Income

Want a Two-Bedroom?

Fair market rent:
\$948/month

Income required:
\$18.23/hr (\$37,920/yr)

Only Earn Minimum Wage?

Have to work 100+
hours/week for
two-bedroom

Affordable rent for
minimum wage worker:
\$377/month

Goal – Complete Communities

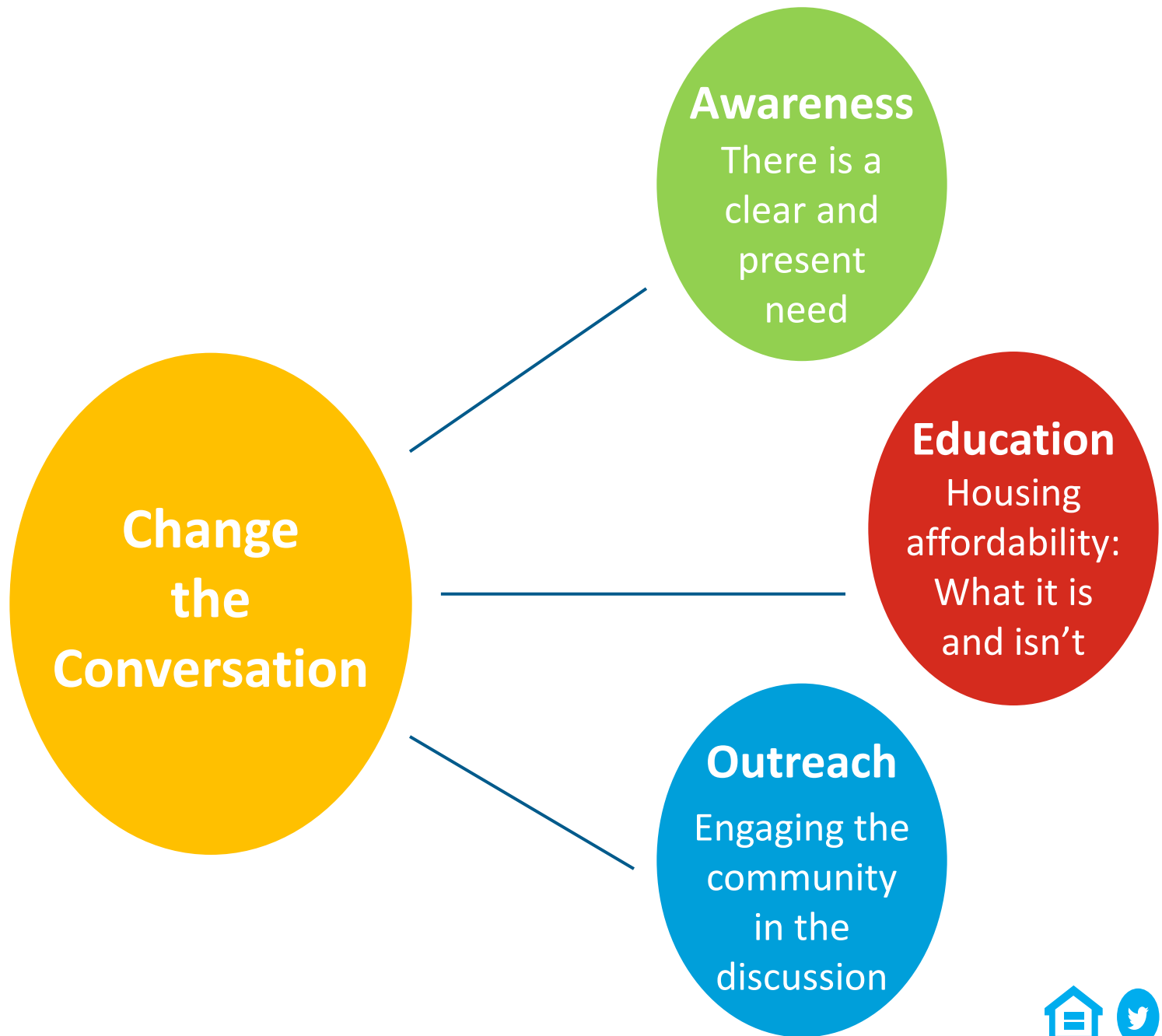
QUALITY HOMES FOR ALL

All
Types

All
Incomes

All
Neighborhoods





@HoustonHCDD

I WANT A BETTER
EDUCATION.
CAN I BE YOUR NEIGHBOR?

FACT: Home values significantly impact graduation rates in Houston neighborhoods. Neighborhoods with home values of \$70,000 and below have graduation rates below **64%**. Neighborhoods with home values of \$200,000 and above have graduation rates above **80%**. **A zip code should not determine a child's future.**

**SAY YES TO QUALITY
HOMES FOR ALL
INCOMES, IN ALL AREAS!**



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SAY YES TO QUALITY HOMES FOR ALL INCOMES, IN ALL AREAS!
Learn more at www.houstontx.gov/housing/SayYes

SAY YES  

SOURCE: <https://issuu.com/sustainablehouston/docs/snbrreport2016final>
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@HoustonHCDD

I PROTECT YOUR HOME. CAN I BE YOUR NEIGHBOR?

FACT: First-year firefighters earn **\$43,528** annually and can reasonably afford **\$1,088** a month on rent or mortgage. The median monthly cost to own a home in Houston is **\$1,492**. The majority of homes in Houston are out of reach for entry-level firefighters. They cannot afford to live where they help people.

SAY YES TO QUALITY HOMES FOR ALL INCOMES, IN ALL AREAS!



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SAY YES TO QUALITY HOMES FOR ALL INCOMES, IN ALL AREAS!
Learn more at www.houstontx.gov/housing/SayYes

SAY YES   

SOURCE: <http://hfdcareers.org/benefits.html>. Housing cost source: 2011-2015 American Community Survey 5-yr Estimates B25088: Median selected monthly owner costs by owner-occupied units
© COH-HCDD 04.14.17



@HoustonHCDD

Starting
HPD Police
Officer
Salary
\$42,000

30% of
income:
\$1,050 per
month

First Year
HFD
Firefighter
\$43,528

30% of
income:
\$1,088 per
month

Coffee Shop
Employee
Average
Wage
\$18,450

30% of
Income:
\$461 per
month

Starting
HISD
Teacher
Salary
\$51,500

30% of
income:
\$1,287 per
month

Nursing
Assistant
Average
Salary
\$25,400

30% of
Income:
\$635 per
month





To Schedule A Community Presentation:

Sasha Marshall

Houston Housing & Community
Development Department
832-394-6201

Sasha.Marshall@HoustonTX.gov

Housing & Community Affairs Committee Director's Report

April 18, 2017



Sylvester Turner, Mayor



Tom McCasland, Director

Blue Tarp Initiative Progress Report

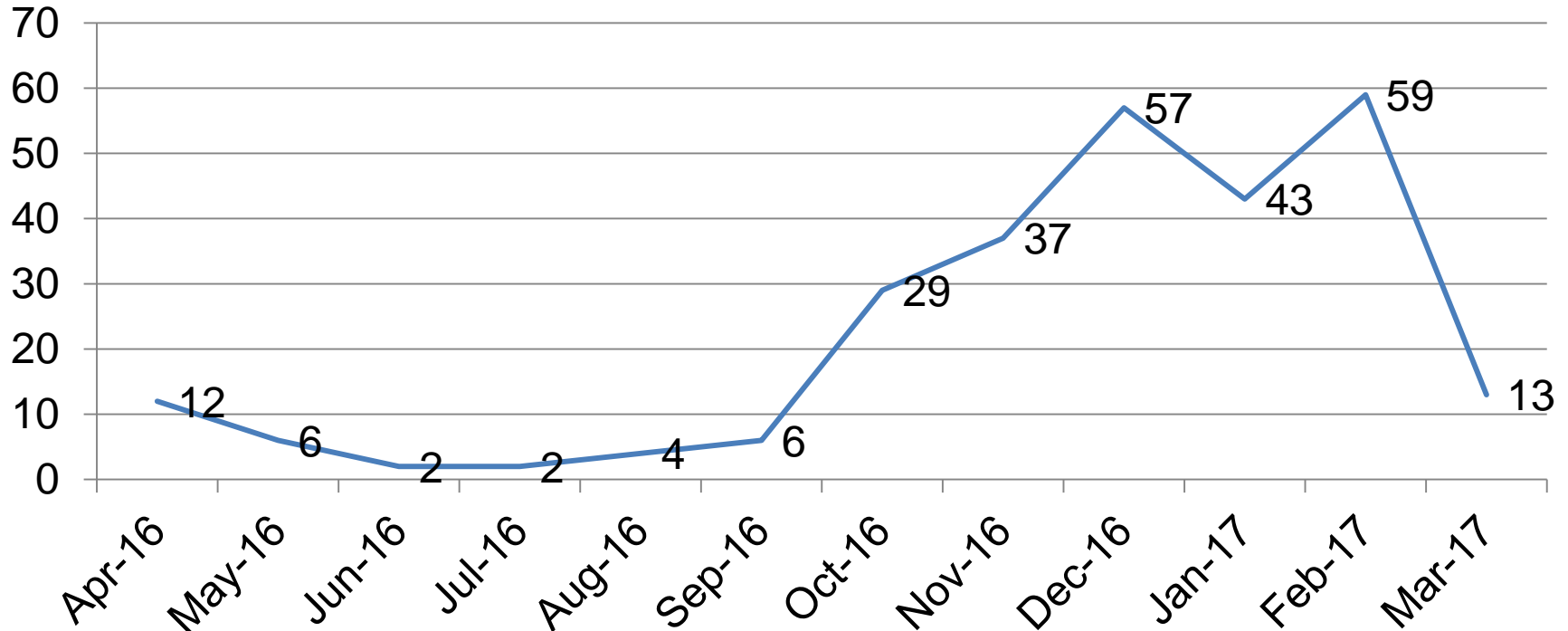
As of 04/07/2017

Status Report	Count
Intake Applications	1,049
Completed Applications	341
No Response	213
Ineligible	173
In Progress	210
Title Issues	31
Tax Issues	31
Declined Services	21
Tax and Title Issues	29

Council District	A	B	C	D	E	F	G	H	I	J	K	Total
Completed	4	146	3	111	5	0	0	45	13	1	13	341
No Response	2	40	0	71	4	3	0	44	33	0	16	213

Home Repair & Blue Tarp Programs

Total Homes Served in Past 12 Months: 270

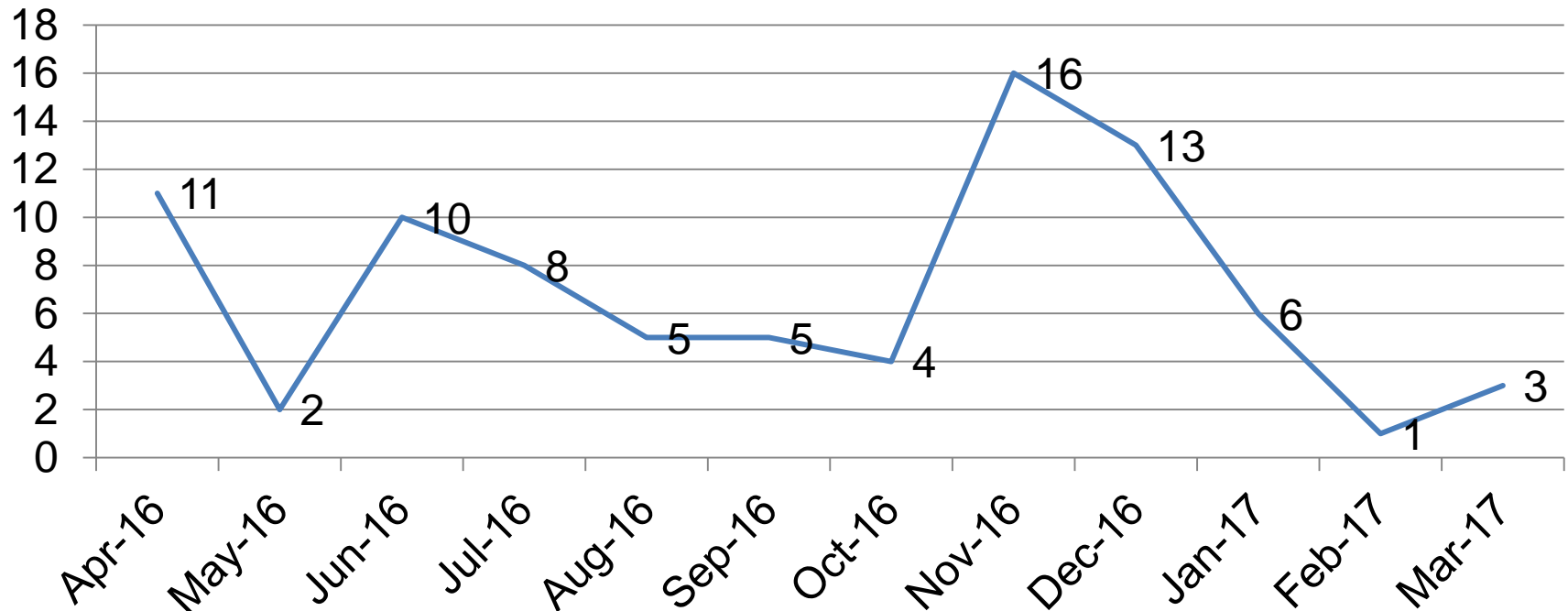


Total Cost of Repairs: \$1,673,646

Total Admin: \$251,047 (15%)

Disaster Recovery 2 Single-Family Home Program

Total Homes Completed in Past 12 Months: 84

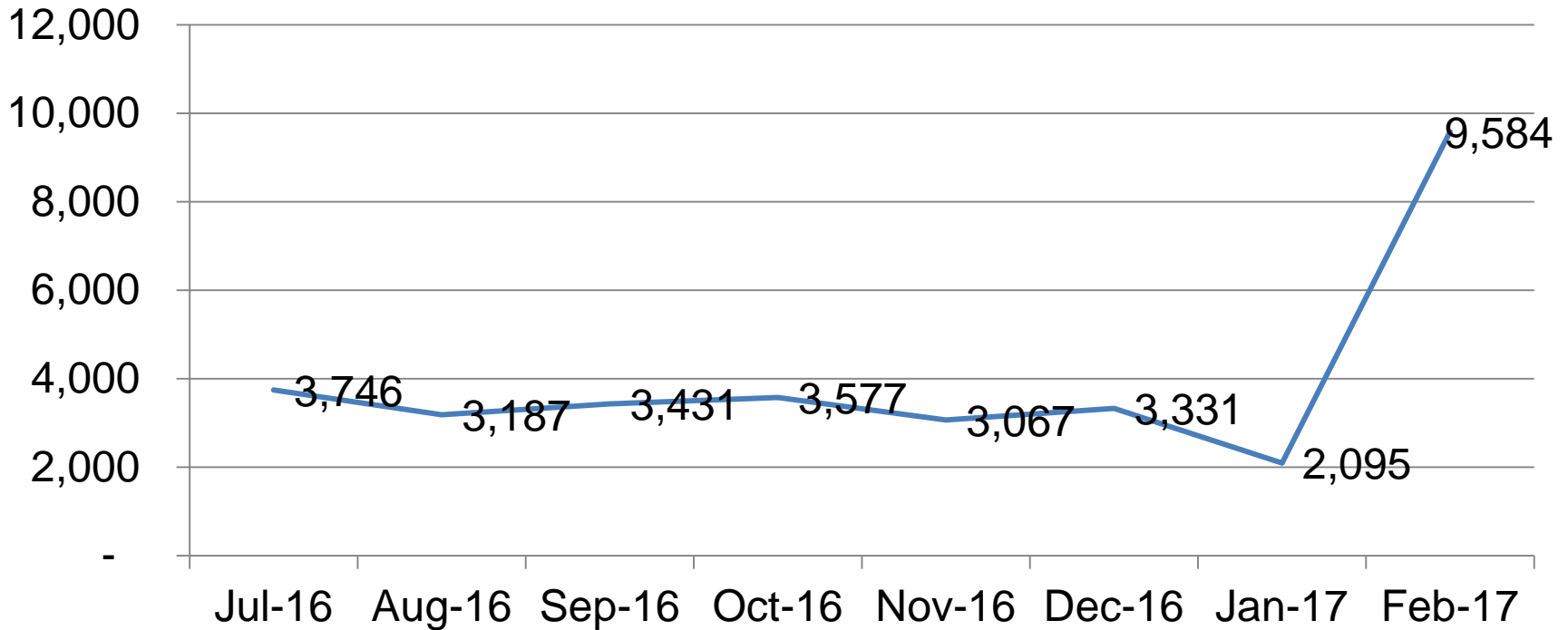


Total Expenditures: \$8,937,433

Total Admin & Project Delivery: \$2,186,434 (24%)

Public Services

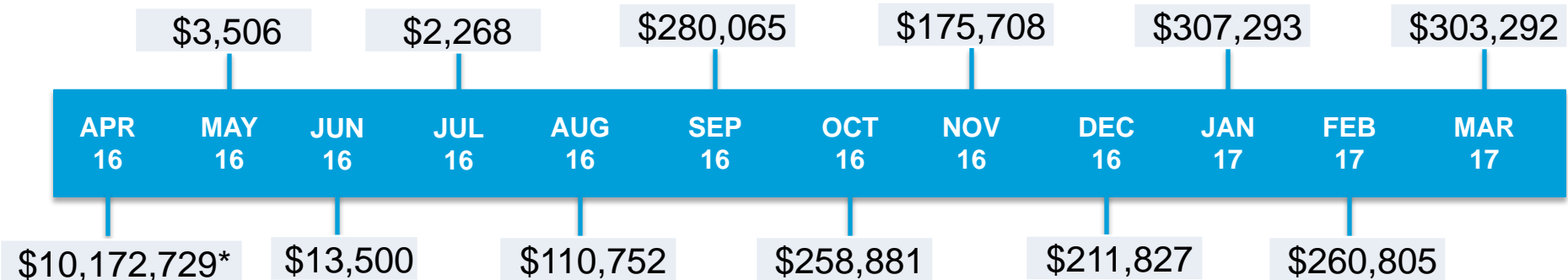
Number of Clients Served by Month



Total Expenditures: \$17,964,677

Total Admin & Project Delivery: \$435,822 (2%)

Public Facilities Expenditures by Month



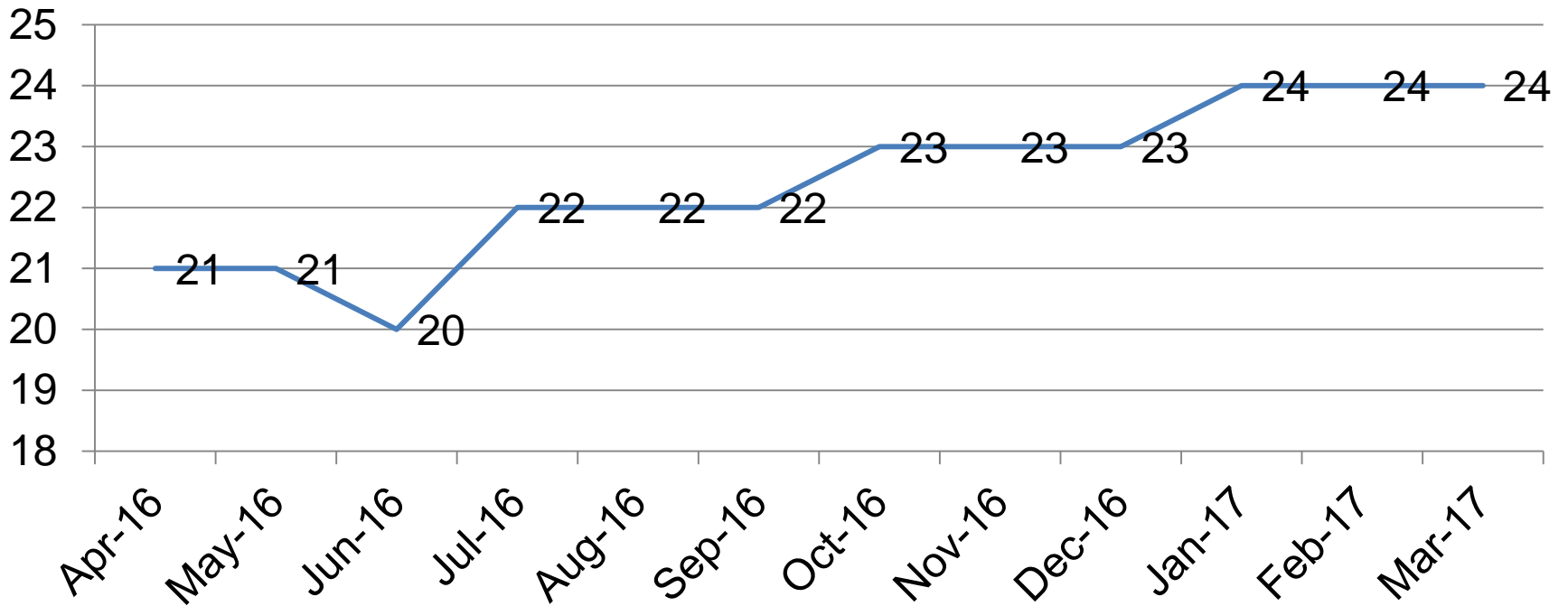
* 3 Major Acquisitions

Total Expenditures: \$12,896,197

Total Admin & Project Delivery: \$795,571 (6%)

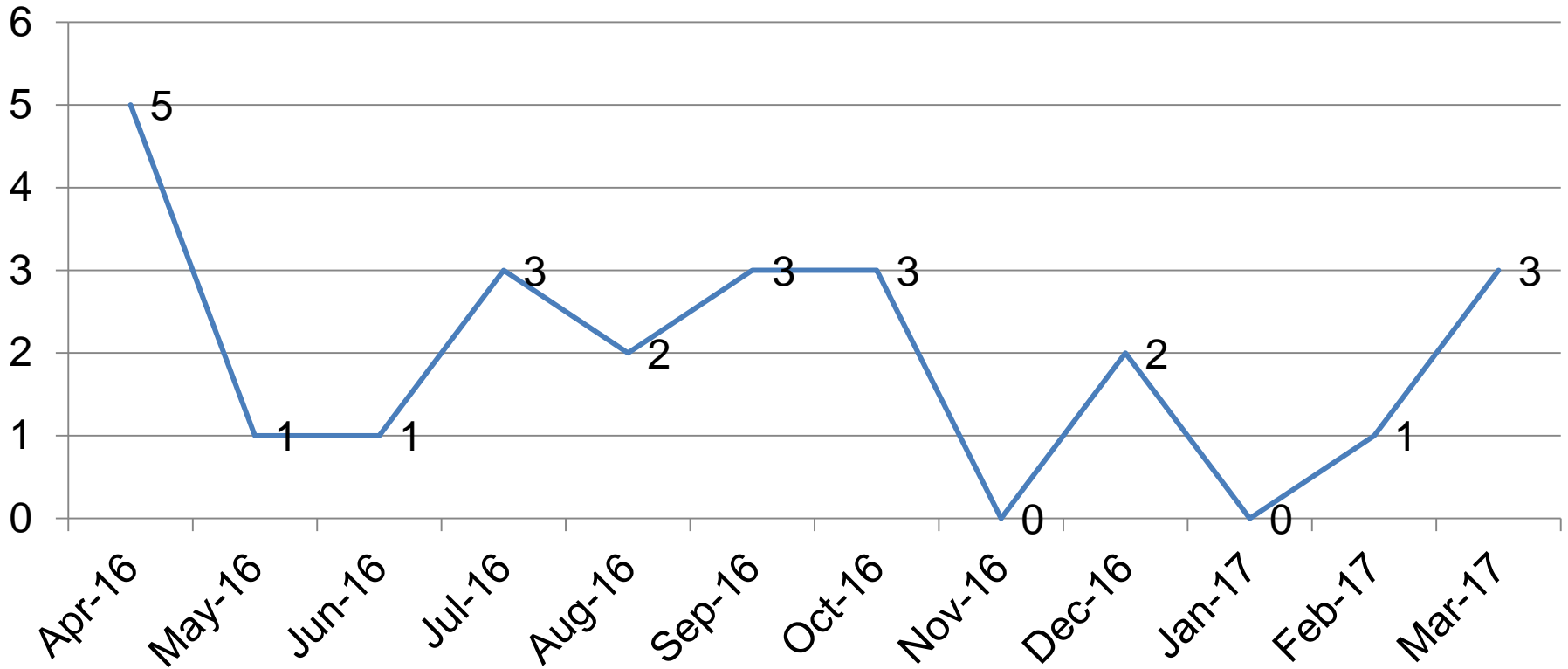
Public Facilities

Unduplicated Projects by Month



Homebuyer Assistance Program

Total Homeowners Assisted in Past 12 Months: 24

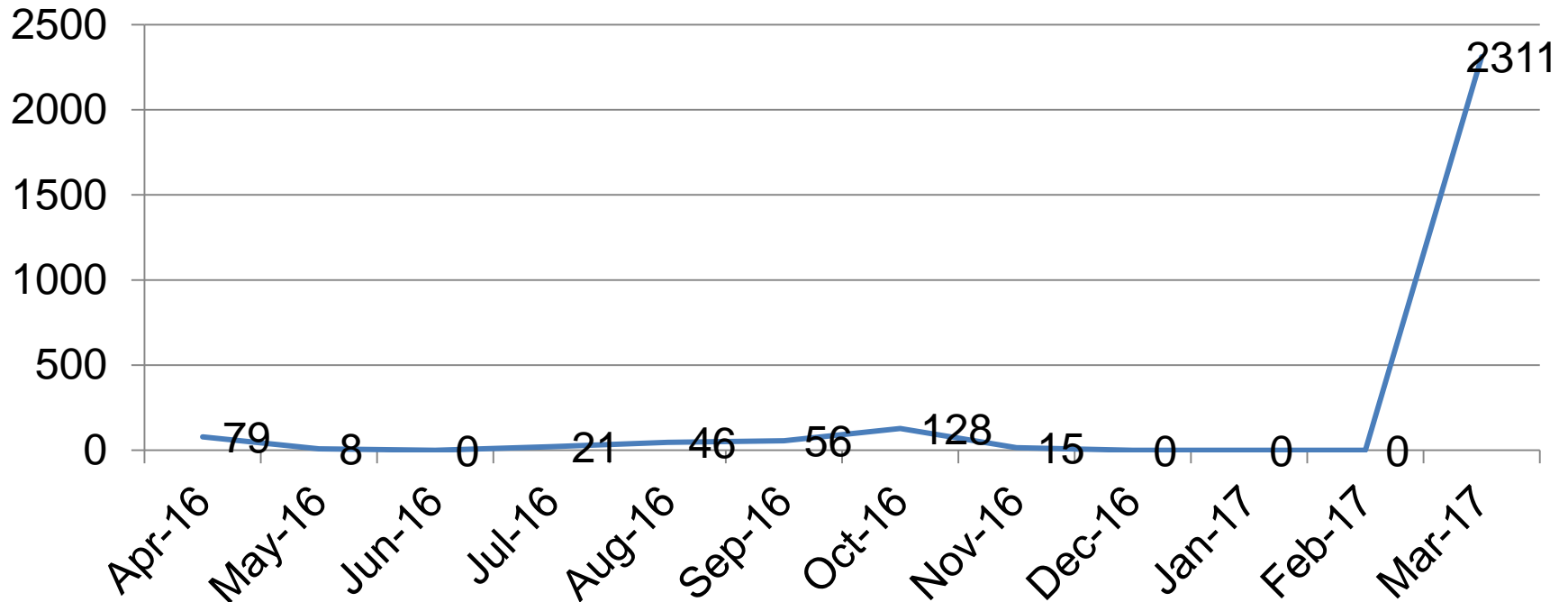


Total Expenditures to Date: \$360,036

Total Admin: \$285,003 (79%)

Multifamily Housing Programs

Total Units: 2,662



Total Expenditures: \$14,438,369

Total Admin & Project Delivery: \$783,896 (5%)

THANK YOU



HOUSTONHOUSING.ORG