

Housing & Community Affairs Committee

March 20, 2018





Sylvester Turner, Mayor



Tom McCasland, Director

Item II.a: Access Care of Coastal Texas (All Districts)

- (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) Supportive Services for **95 households** affected by HIV/AIDS
- **\$629,500** in HOPWA funds totals **65%** of program cost
- Contract extended: May 1, 2018 - April 30, 2019

Category	Contract Amount	Percent
Administrative	\$38,500.00	6%
Supportive Services	\$121,000.00	19%
Permanent Housing Placement	\$20,000.00	3%
TBRA	\$350,000.00	56%
STRMU	\$100,000.00	16%
Total	\$629,500.00	100%

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Item II.b: AIDS Foundation Houston (All Districts)

- Permanent housing and support services for 75 housing units, to a minimum of **159 low-income persons** living with HIV/AIDS
- **\$1,103,716.35** in HOPWA funds represents **59%** of program funds
- Contract extended: May 1, 2018 - April 30, 2019

Category	Contract Amount	Percent
Administrative	\$76,774.36	7.0%
Support Services	\$267,320.41	24.2%
Operations	\$759,621.58	68.8%
Total	\$1,103,716.35	100%

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Item II.c: Association for the Advancement of Mexican-Americans (AAMA) (All Districts)

- AAMA will provide supportive services to approximately **65 HOPWA-eligible households** that are homeless or have unstable housing conditions
- **\$215,000.00** in HOPWA funds represents **30%** of program cost
- Contract extended: April 1, 2018 - March 31, 2019

Category	Contract Amount	Percent
Administrative	\$15,045.00	7%
Support Services	\$199,955.00	93%
Total	\$215,000.00	100%

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Item II.d: Coalition for the Homeless of Houston (All Districts)

- Emergency Solutions Grant (ESG) funds for the operation and maintenance of the **Homeless Management Information System (HMIS)**
- Participation in HMIS required for all agencies receiving federal funds for homeless services
- **\$80,000.00** in ESG funds represents **11%** of program costs
- Contract extended: May 1, 2018 - April 30, 2019

Category	Contract Amount	Percent
Administrative	\$0.00	0%
Program Services	\$80,000.00	100%
Total	\$80,000.00	100%

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Item II.e: Goodwill Industries of Houston (All Districts)

- Goodwill will provide job-related services and supportive services to **250 HOPWA-eligible households** to finance the operation of a supportive services program
- **\$175,000** of HOPWA funds represents **63%** of program cost
- Contract extended: June 1, 2018 - May 31, 2019

Category	Contract Amount	Percent
Administrative	\$0.00	0%
Supportive Services	\$175,000.00	100%
Total	\$175,000.00	100%

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Item II.f: The Montrose Center (District C)

- (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) Supportive Services for 265 households affected by HIV/AIDS
- \$1,198,000 in HOPWA funds represents 22% of program cost
- Contract extended: May 1, 2018 - April 30, 2019

Category	Contract Amount	Percent
Administrative	\$15,000.00	1.25%
Supportive Services	\$195,000.00	16.28%
Supportive Services (PHPS)	\$20,000.00	1.67%
TBRA	\$400,000.00	33.39%
STRMU	\$568,000.00	47.41%
Total	\$1,198,000.00	100%

Item III.a: Approval to Submit the 2018 Annual Action Plan (All Districts)

- The application estimates a total of \$39,172,745.00 in federal funds and \$251,443.00 in program income
- HCDD recommends that funding priorities include affordable home development, supportive services, infrastructure / neighborhood facilities, and economic development
- Funds will be used to benefit income-eligible residents during the HUD Program Year (July 1, 2018 – June 30, 2019)







Housing and Community Development Department

Funding Priorities for HUD Grants

Affordable Homes	Supportive Services
Infrastructure/ Neighborhood Services	Community Economic Development

HCDD receives Entitlement Grants and Special Grants

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Entitlement Grants

CDBG Community Development Block Grant	HOME HOME Investment Partnerships Grant	HOPWA Housing Opportunities for Persons with AIDS	ESG Emergency Solutions Grant
Finances affordable homes, public services, public facilities, and economic development	Promotes public/private partnerships to expand affordable housing stock for renters and owners	Funds affordable homes and social services for persons with HIV/AIDS and their families	Funds shelter and services for homeless persons and those at risk of becoming homeless

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Estimated 2018 Annual Entitlement Allocations




Total: \$39,424,188

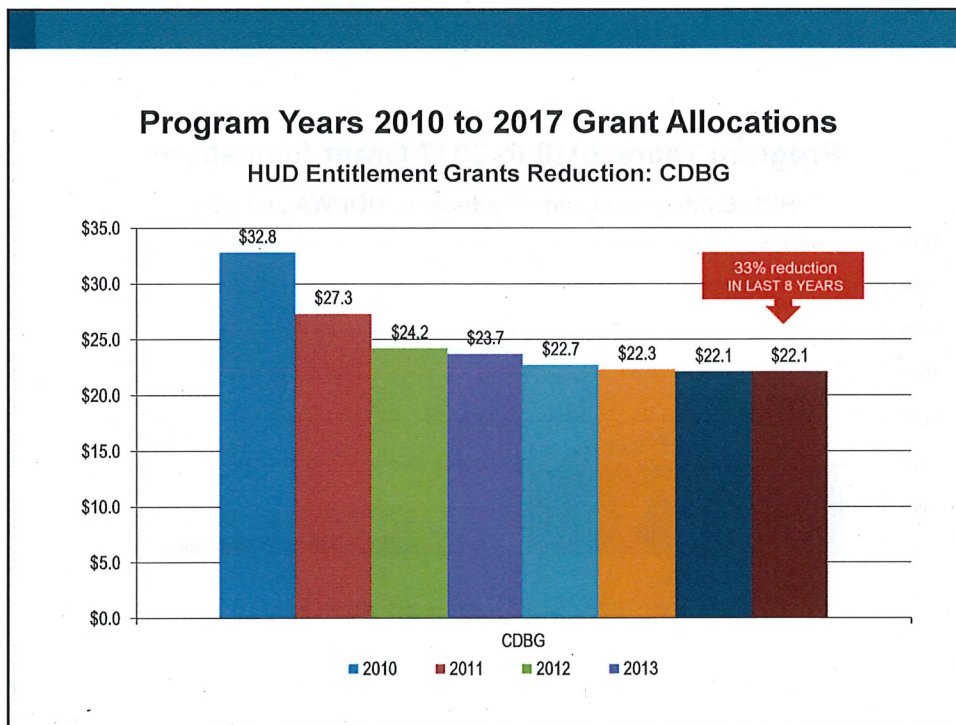
CDBG \$21,969,500	HOME \$6,794,343	HOPWA \$8,687,055	ESG \$1,973,290
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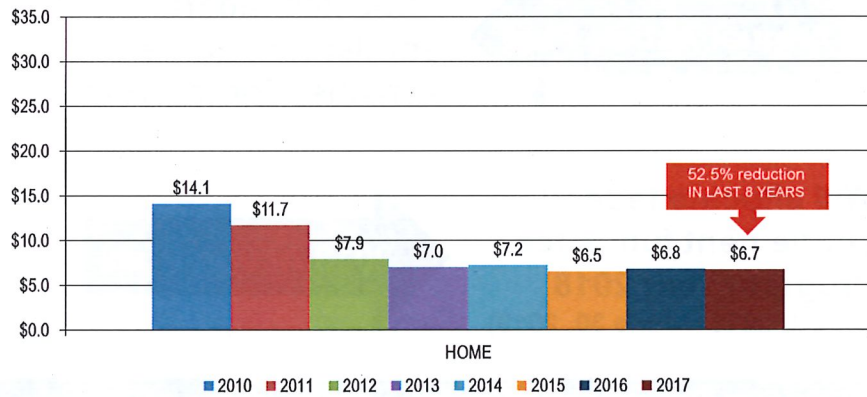
Annual Action Plan → **Allocates federal entitlement funds to activities for the year**

Will allocate federal entitlement funds for Program Year 2018 (July 1, 2018 – June 30, 2019) ← **2018 Action Plan**

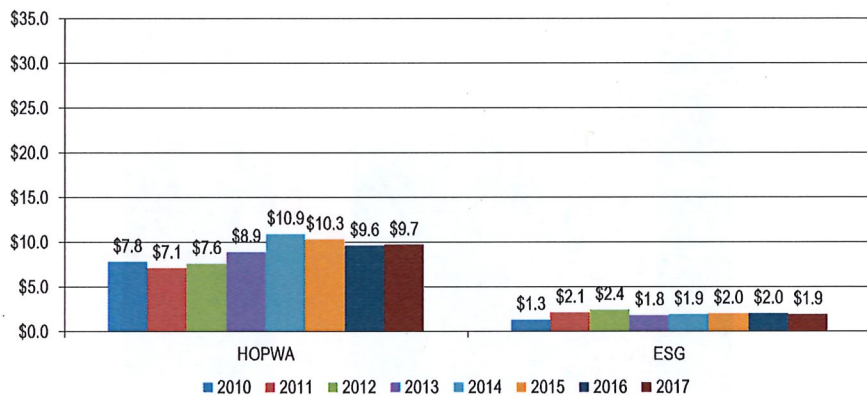
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Program Years 2010 to 2017 Grant Allocations HUD Entitlement Grants Reduction: HOME




Program Years 2010 to 2017 Grant Allocations HUD Entitlement Grants Reduction: HOPWA and ESG



Estimated 2018 Annual Entitlement Allocations

GRANT	AMOUNT
Community Development Block Grant (CDBG)*	\$21,969,500
HOME Investment Partnerships Program (HOME)*	\$6,794,343
Housing Opportunities for Persons With AIDS (HOPWA)	\$8,687,055
Emergency Solutions Grant (ESG)	\$1,973,290
TOTAL	\$39,424,188



*Amount includes estimated Program Income (CDBG - \$156,500 and HOME - \$94,943)

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Estimated 2018 HUD Entitlement Allocations

CDBG	AMOUNT	PERCENT
Single Family Home Development	\$4,803,772	21.9%
Single Family Home Repair	\$4,300,000	19.6%
Homeownership Assistance	\$1,400,000	6.4%
Public Services	\$3,683,698	16.7%
Code Enforcement	\$2,608,830	11.9%
Neighborhood Facilities & Improvements	\$380,000	1.7%
Multifamily Home Rehabilitation	\$200,000	0.9%
Economic Development	\$200,000	0.9%
Planning & Administration	\$4,393,200	20.0%
TOTAL*	\$21,969,500	

*Amount includes estimated Program Income of \$156,500

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Estimated 2018 HUD Entitlement Allocations




HOME	AMOUNT	PERCENT
Multifamily Home Rehabilitation and Development	\$4,909,999	72.3%
Single Family Housing Development	\$1,204,910	17.7%
Planning & Administration	\$679,434	10.0%
TOTAL*	\$6,794,343	

*Amount includes estimated Program Income amount of \$94,943

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Estimated 2018 HUD Entitlement Allocations

HOPWA	AMOUNT	PERCENT
Operating Costs	\$1,820,000	21.0%
Supportive Services	\$2,500,000	28.8%
Project or Tenant Based Rental Assistance	\$2,000,000	23.0%
Short-term Rent, Mortgage, & Utility Subsidies	\$2,106,444	24.2%
Grantee Administration	\$260,611	3.0%
TOTAL	\$8,687,055	

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Estimated 2018 HUD Entitlement Allocations

ESG	AMOUNT	PERCENT
Homeless Management Information System (HMIS)	\$79,200	4.0%
Emergency Shelter	\$656,368	33.3%
Homeless Prevention	\$396,196	20.1%
Rapid Rehousing	\$693,530	35.1%
Administration	\$147,996	7.5%
TOTAL	\$1,973,290	

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2018 Annual Action Plan

Four Public Hearings to Solicit Citizen Comments



Need to attend calendar

2018 Annual Action Plan

30-day public comment period for the Draft 2018 Annual Action Plan

- Comment period: **March 13, 2018 to April 12, 2018**
- Comments may be emailed to: Fatima.Wajahat@houstontx.gov
- Comments may be mailed to: HCDD, Attn: Fatima Wajahat, 601 Sawyer, 4th Floor, Houston, TX 77007

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Item III.b: Substantial Amendments to 2013, 2015, 2016 and 2017 Annual Action Plans (All Districts)

- Approval to adjust the Community Development Block Grant (CDBG) program budgets for code enforcement, public facilities, economic development, and multifamily housing activities
- Approval to add a new activity for single family development
- Proposed amendments represent **\$7,745,086.87** in previously unallocated funds
- HUD issued a new construction activity waiver in effect until June 2019

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Item III.b: Substantial Amendments to 2013, 2015, 2016 and 2017 Annual Action Plans (All Districts)

Community Development Block Grant (CDBG)		
The Program Year 2013 budget is amended as follows:		
Multifamily Housing	\$252,065.98	
Neighborhood Facilities	\$60,105.00	
*Single Family Development - New Construction		\$312,170.98
The Program Year 2015 budget is amended as follows:		
Multifamily Housing	\$8,633.97	
*Single Family Development - New Construction		\$8,633.97

Item III.b: Substantial Amendments to 2013, 2015, 2016 and 2017 Annual Action Plans (All Districts)

Community Development Block Grant (CDBG)		
The Program Year 2016 budget is amended as follows:		
Code Enforcement	\$10,219.92	
Multifamily Housing	\$75,000.00	
Neighborhood Facilities	\$2,941,212.00	
*Single Family Development - New Construction		\$3,026,431.92

Item III.b: Substantial Amendments to 2013, 2015, 2016 and 2017 Annual Action Plans (All Districts)

The Program Year 2017 budget is amended as follows:

Neighborhood Facilities	\$4,397,850.00	
Economic Development		\$900,000.00
*Single Family Development - New Construction		\$3,497,850.00
Total CDBG Budget Changes:	\$7,745,086.87	\$7,745,086.87

Single Family Development - New Construction

- New program to construct affordable single-family homes
- Funded by CDBG, CDBG-DR and TIRZ funds
- Applicants must be at 80% or less of area median income
- Houston Land Bank partnering to provide land parcels
- New homes may be transferred to a community land trust for marketing/sale or sold to approved homebuyer
- Five initial home designs selected based on DR2 community feedback
- 17 initial lots identified for the first round of new homes

\$4.4M TIRZ funds

Acres Home

Item IV: Houston Land Bank (HLB) (All Districts)

- HLB (formerly LARA) proposes expanding its scope beyond the acquisition of tax delinquent properties to include strategic acquisitions within Complete Communities and disaster-impacted areas
- HCDD requests \$5,000,000 in TIRZ 2409 funds to create a reimbursement fund for property acquisition in support of the Mayor's vision for increased home construction and Complete Communities
- HLB will return any unused or ineligibly spent funds to the City of Houston

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Housing & Community Affairs Committee Director's Report

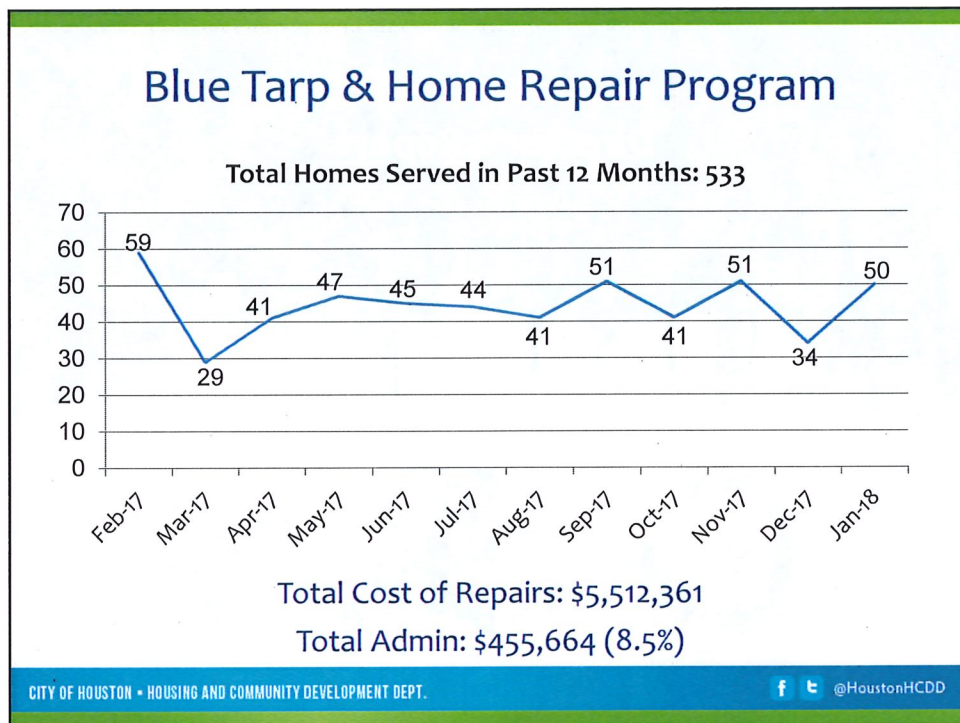
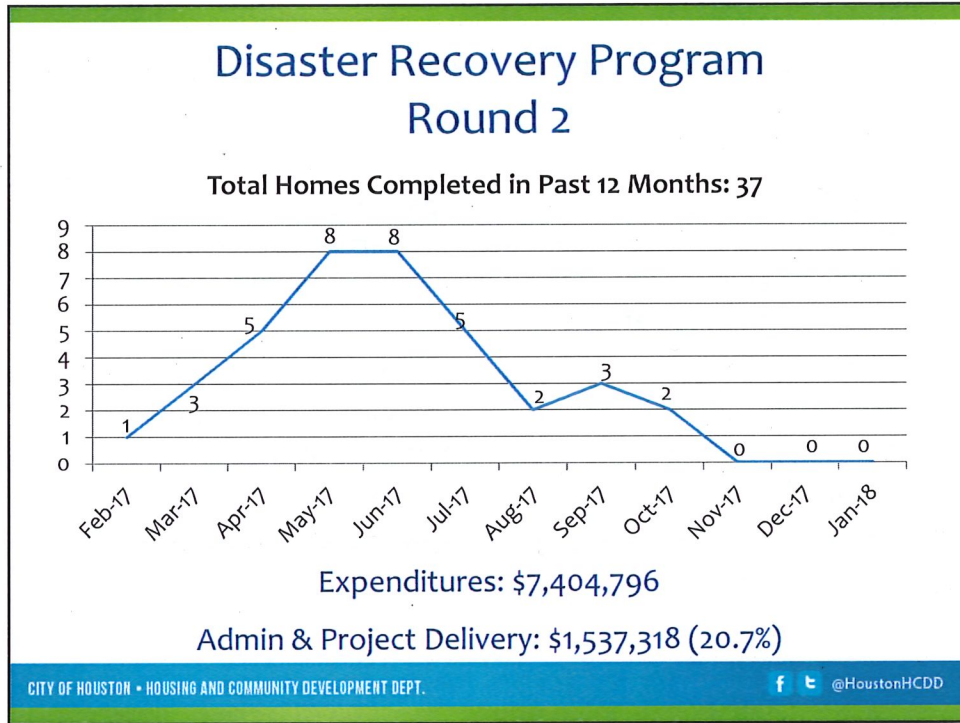
March 20, 2018



Sylvester Turner, Mayor



Tom McCasland, Director



Housing Recovery – Single Family

PROGRAM	SERVICE GOAL	PART II APPS RECEIVED	PART II APPS UNDER REVIEW	INELIGIBLE/ DECLINED APPS	COMPLETED APPS	APPROVED APPS	UNDER CONSTRUCTION	COMPLETED
BLUE TARP	1,500	0	0	0	0	763	7	756
DR2	322	0	0	0	0	4	5	313
HRP – TIER 1 MINOR REPAIRS	1,000	184	11	0	0	0	19	1
HRP – TIER 2 SUBSTANTIAL REPAIRS	2,300	340	163	3	1	31	0	1
HRP – TIER 3 RECONSTRUCTION	2,000	220	37	4	29	0	0	0
2015 STORM DAMAGE	236	34	12	21	1	0	0	0
TOTALS	7,358	778	223	28	31	798	31	1070

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Single Family Programs

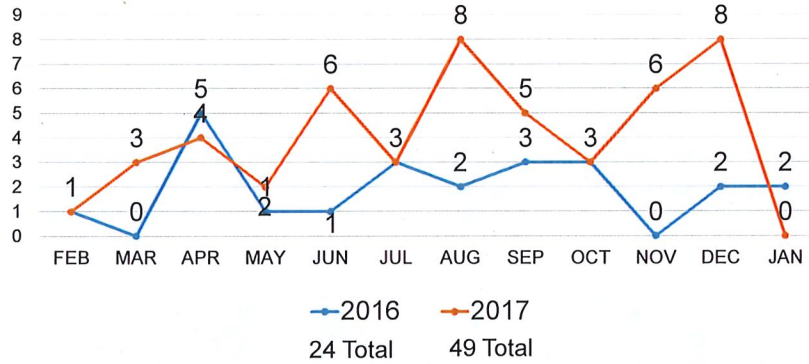
FUNDING SOURCE	SFHR SINGLE-FAMILY HOME REPAIR City / HUD	CDBG-DR 2015 DISASTER RECOVERY MEMORIAL DAY / HALLOWEEN HUD	DALHR DIRECT ASSISTANCE FOR LIMITED HOME REPAIR HARVEY FEMA / HUD
FUNDS	\$10 MM – TIRZ \$8.5 MM – CDBG	\$12 MM	\$29.5 MM
PER HOME CAP	< \$65 K for Repairs; Damage in excess of \$65k requires Reconstruction	< \$65 K for Repairs; Damage in excess of \$65k requires Reconstruction	< \$60 K
AREA MEDIAN INCOME (AMI) LIMITS		< 80% AMI	NO INCOME REQUIREMENT
APPLICATION APPROVAL	HCDD	HCDD	FEMA
WORK PERFORMED BY:	City Contractors	City Contractors	GLO Contractors
START DATE	2/19	2/26	2/22
TARGETED HOMES	250 (with current funding)	150 (with current funding)	1050
APPROVED APPLICATIONS (SF, DR15) or INSPECTIONS SCHEDULED/COMPLETED (DALHR)	31	1	80/260
UNDER CONSTRUCTION	31	0	0
COMPLETED HOMES	2	0	0

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Homebuyer Assistance Program

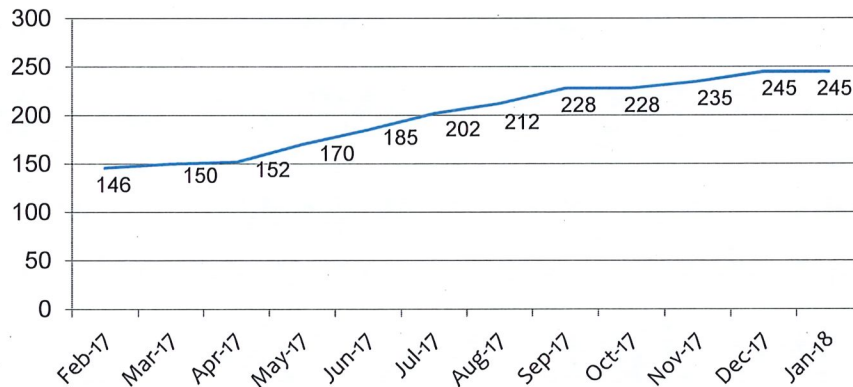
Total Homebuyers Assisted – 2016 and 2017



2016 Expenditures: \$270,036 2017 Expenditures: \$1,314,782
 Total Admin: \$342,734 (126.9%) Total Admin: \$334,782 (25.4%)

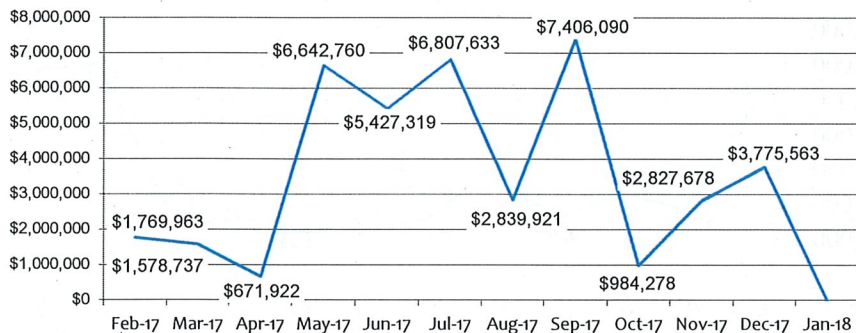
Multifamily Housing Programs

Housing Units Per Month



Multifamily Housing Programs

Expenditures Per Month

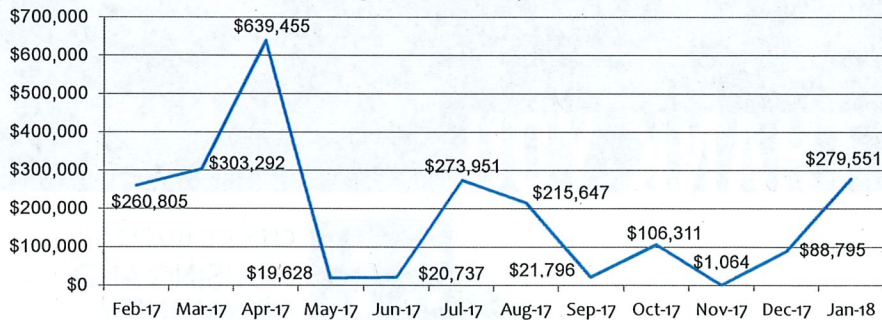


Total Expenditures: \$41,420,115

Total Admin & Project Delivery: \$1,109,115 (2.6%)

Public Facilities

CDBG Expenditures by Month



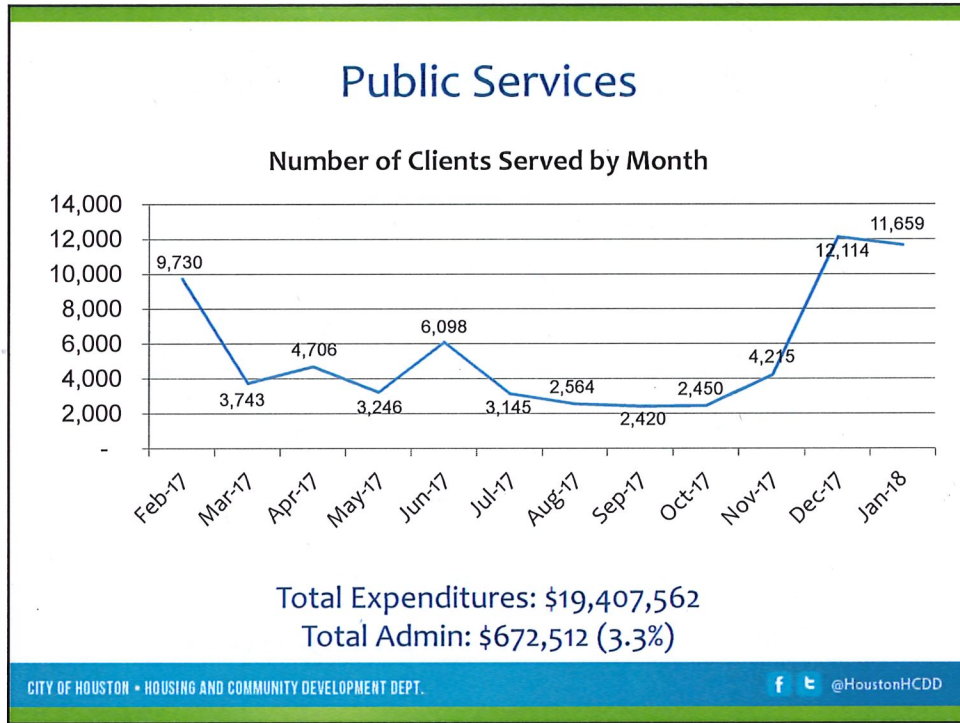
Total CDBG Expenditures: \$2,231,032

Section 108 Funds: \$5,061,930

EDI Funds: \$8,788,837

Total Program Expenditures: \$16,081,799

Total Admin & Project Delivery: \$849,378 (5.2%)



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