



Houston City Council
Housing and Community Affairs Committee

Mike Laster (Chair)

Robert Gallegos (Vice Chair)

Dwight A. Boykins - David W. Robinson - Michael Kubosh

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Tuesday, August 20, 2019, 10:00 AM
City Hall Council Chambers

I. Call to Order/Welcome – Council Member Mike Laster, Chair

II. Single Family

a) Second Amendment to the Mayberry Homes NSP Loan Agreement

HCDD recommends Council approval of a second amendment to the Neighborhood Stabilization Program (NSP) developer loan agreement with Mayberry Homes to extend the contract date, extend the Maturity Date and extend the deadline by which all funds are to be expended. (District D)

b) Inspection Services for Hurricane Harvey Disaster Recovery Programs

HCDD recommends Council approval of an Ordinance authorizing (1) The Allocation of \$4,647,100.00 of Hurricane Harvey CDBG-DR funds for Disaster Recovery programs, (2) Approving the Inspection Services Agreement, (3) Approving the contracted inspection services provider(s) and; (4) Approving the Agreement to be executed between the City and approved provider(s). (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Anderson Stoute, Acting Deputy Assistant Director

III. Multifamily

a) HCDD recommends Council approve a motion establishing a Date for a Public Hearing for a Resolution of No Objection for the following multifamily 4% Housing Tax Credit (HTC) developments in the City's extraterritorial jurisdiction (ETJ):

- Dancy Estates LDG Tanner, LP 240 Units Beltway 8 and Tanner Rd
- The Hollows LDG Channelview, LP 192 Units Wallisville Rd and Dell Dale

b) HCDD recommends Council approve a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for the multifamily developments listed below:

- Dancy Estates LDG Tanner, LP 240 Units Beltway 8 and Tanner Rd
- The Hollows LDG Channelview, LP 192 Units Wallisville Rd and Dell Dale

- Tom McCasland, Director, Housing and Community Development Department
- Ryan Bibbs, Division Manager

IV. Public Services

Award Acceptance - TDHCA Homeless Housing Services Program

HCDD recommends Council approve an Ordinance authorizing the City of Houston to enter into a contract with the TDHCA for \$1,770,811.00 in Homeless Housing Services Program (HHSP) funds. This ordinance authorizes the HCDD Director to represent the City for the HHSP award and provides signature authority. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Melody Barr, Deputy Assistant Director

V. Public Comments

VI. Director's Comments

Tom McCasland, Director, HCDD



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 8/28/2019

District D

Item Creation Date: 7/24/2019

Housing Committee Date: 8/20/2019

HCD19-75

Second Amendment to the
Mayberry Homes NSP Loan Agreement
Agenda Item: II.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a second amendment to the Neighborhood Stabilization Program (NSP) developer loan agreement, previously approved by Council on August 22, 2018 (through Ordinance 2018-655) and the 1st Amendment, previously approved by Council on March 27, 2019 (through Ordinance 2019-174).

The 2nd Amendment to the Mayberry Homes, Inc. NSP 3 Affordable Housing funds agreement will help develop affordable, single-family homes in HUD designated target areas (NSP 1 and NSP 3) and will extend the completion dates for work under these contracts as follows:

1. The work completion date is extended to December 19, 2019
2. The date by which all 100% of the Grant shall have been drawn and expended is extended to April 20, 2020
3. The stated Maturity Date is extended to end on the earlier to occur of: (1) Developer's sale of all the Properties covered by the Agreement, and (2) April 20, 2020.

The NSP developer loan agreement grants Mayberry Homes Inc. a total of \$718,887.81 comprised of \$201,563.65 of NSP 1 and \$517,324.16 of NSP 3 funding. The homes (all four homes are located in Sunnyside) will be approximately 1,400 square feet, have three bedrooms and two baths, and include a variety of energy efficient components, such as high efficiency HVAC systems, low E-rated windows, and radiant barrier roofing.

The City's partnership with Mayberry Homes, Inc. will contribute to the goal of expanding sustainable homeownership opportunities for low-income families in the Houston Area. HCDD is requiring Mayberry Homes, Inc. to develop houses for families earning below 120% Area Median Income (AMI), with at least 25% of the projects earmarked for families earning below 50% AMI.

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on August 20, 2019.

Tom McCasland, Director

Prior Council Action:

8/22/2018 (O) 2018-655; 3/27/2019 (O) 2019-174

Amount of Funding:

\$201,563.65 – Fund 5000 – NSP 1 – Federal Government – Grant Funded – Previously Appropriated
\$517,324.16 – Fund 5000 – NSP 3 – Federal Government – Grant Funded – Previously Appropriated

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 8/21/2019

All Districts

Item Creation Date: 8/1/2019

HCD19-77

Inspection Services for the Hurricane Harvey

Disaster Recovery Program

Agenda Item: II.b.

Background:

Approve an ordinance awarding a contract to Wood Environment & Infrastructure Solutions, Inc. for a maximum contract amount not to exceed \$4,647,100.00 through the General Services Administration (GSA) contract for inspection services to support the operation of disaster-related programs outlined in the City's Local Action Plan in response to Hurricane Harvey.

Specific Explanation

The Director of the Housing and Community Development Department (HCDD) and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a three (3) year contract term, with two (2) one-year options for renewal for a maximum five (5) year contract term to the GSA contractor Wood Environment & Infrastructure Solutions, Inc. through the General Services Administration (GSA) Contract for a maximum contract amount not to exceed \$4,647,100.00 for the Residential Home Damage Assessment Inspection Services, Asbestos Inspection/Testing Services, Lead Based Paint Inspections/Testing Service and Mold Inspections. The HCDD Director or Designee will have the authority to terminate any contract(s) at any time with 30-days written notice to the provider based on job performance.

The contractor will perform residential home inspection services for single-family homes and small multiplexes consisting of eight (8) units or less for the Harvey Homeowner Assistance Program (HoAP), Harvey Recovery Small Rental (HRSR) program, and other Harvey Community Development Block Grant – Disaster Recovery (CDBG-DR) funded residential programs. The inspection services shall be performed under the U.S. Department of Housing and Urban Development's Community CDBG-DR program and must comply with all applicable CDBG-DR laws, regulations, and rules.

In accordance with the City's authority under Texas Local Government Code § 271.103, in conjunction with 24 C.F.R. § 570.489(g) and 2 C.F.R. §§ 200.318-.326, the City solicited bids, through an Invitation to Bid (ITB) process issued August 2, 2019. The bids are solicited from the U.S. General Services Administration (GSA) contracted providers pursuant to the applicable laws and regulations of the GSA.

MWSBE Participation:

This professional service was issued as goal-oriented contract with a 24% MWBE participation level. Wood Environment & Infrastructure Solutions, Inc. has designated the below-company as its certified M/WBE subcontractor.

| SUBCONTRACTOR | TYPE OF WORK | PERCENTAGE |
|---------------------------------|--|------------|
| MPACT Strategic Consulting, LLC | Standard & Specialty Inspection of Harvey impacted homes | 25% |

Pay or Play Program:

The proposed contract requires compliance with the City's "Pay or Play" Ordinance regarding the legal services related legal matters for the Legal and Housing and Community Development Departments. In this case, Wood Environment & Infrastructure Solutions, Inc. will provide health benefits to eligible members in compliance with City policy.

Hire Houston First:

Hire Houston First does not apply to this procurement because it involves the use of federal funds and is subject to the specific procurement rules of the federal government.

Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17) reimbursement-eligible costs from the from the previously-approved Hurricane Harvey CDBG-DR17 appropriation by Council on June 27, 2018 through Ordinance 2018-518.

Fiscal Note:

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on August 20, 2019.

Tom McCasland, Director

Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Prior Council Action:

6/27/2018 (O) 2018-518 (Previously Appropriated)

Amount of Funding:

\$4,647,100.00 Federal/Local/State Pass through Fund No.: 5030

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/4/2019

District - ETJ

Item Creation Date: 8/2/2019

HCD19-78

Motion to Hold a Public Hearing
Dancy Estates and The Hollows

Agenda Item: III.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a motion establishing a date for a public hearing to provide a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for the following multifamily developments located in the City's extraterritorial jurisdiction:

| Property Name | Tax Credit Applicant | Type of Project | Units | Location |
|----------------------|-----------------------------|------------------------|--------------|------------------------------|
| Dancy Estates | LDG Tanner, LP | New | 240 | Beltway 8 and Tanner Rd |
| The Hollows | LDG Channelview, LP | New | 192 | Wallisville Rd and Dell Dale |

The TDHCA administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located (including the City's extraterritorial jurisdiction) must "hold a hearing ...to solicit public input concerning the Application or Development" before a developer can submit an application for noncompetitive 4% tax credits.

HCDD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Poverty rate is less than 25%
- Not located in a floodway or 100-year floodplain
- None of the zoned schools are on the Texas Education Agency Improvement Required List

HCDD requests a Motion to hold a public hearing on September 11, 2019, on the 4% tax credit Resolution of No Objection.

This item was reviewed by the Housing and Community Affairs Committee on August 20, 2019.

Tom McCasland, Director

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/18/2019
District - ETJ
Item Creation Date: 8/2/2019

HCD19-79
Resolution of No Objection
Dancy Estates and The Hollows

Agenda Item: III.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a Resolution of No Objection for two applicants seeking 4% Housing Tax Credits (HTCs) for the multifamily developments listed below:

| Property Name | Tax Credit Applicant | Type of Project | Units | Location |
|----------------------|-----------------------------|------------------------|--------------|------------------------------|
| Dancy Estates | LDG Tanner, LP | New | 240 | Beltway 8 and Tanner Rd |
| The Hollows | LDG Channelview, LP | New | 192 | Wallisville Rd and Dell Dale |

The TDHCA administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located (including the City's Extraterritorial Jurisdiction).

HCDD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Poverty rate is less than 25%
- Not located in a floodway or 100-year floodplain
- None of the zoned schools are on the Texas Education Agency Improvement Required List

A public hearing on this Resolution was held on September 11, 2019.

This item was reviewed by the Housing and Community Affairs Committee on August 20, 2019.

Tom McCasland, Director

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBA

District ALL

Item Creation Date: 8/5/2019

HCD19-81

2020 Award Acceptance

TDHCA Homeless Housing Services Program

Agenda Item: IV.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance that authorizes the City of Houston (City) to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA) for an award of Homeless Housing Services Program (HHSP) funds.

Per the TDHCA, the proposed 2020 HHSP award amount for general allocation is \$1,355,777.00, with an additional set-aside funding amount of \$415,034.00 to address youth homelessness.

The general allocation must be used by the City on activities eliminating and/or preventing homelessness. Specifically, allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or other homelessness-related activities as approved by the TDHCA.

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session. Through HHSP, the state provides funding to the nine largest cities in Texas in support of services to homeless individuals and families. Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.

This item is a procedural, administrative matter required by the State of Texas for the City to receive the funds awarded. An Ordinance allocating the accepted HHSP funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on August 20, 2019.

Tom McCasland, Director

Amount of Funding

Not Applicable

Homeless Housing and Services Program (HHSP) - Fund 5010

Contact Information:

Roxanne Lawson

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