

Housing & Community Affairs Committee



Agenda Items December 17, 2019



@HoustonHCDD

HCDD Agenda

- I. Call to Order/Welcome
- II. Public Services, Melody Barr
- III. Multifamily, Ray Miller
- IV. Public Comments
- V. Director's Comments, Tom McCasland
- VI. Adjournment



Item II.a. – PUBLIC SERVICES

SEARCH Homeless Services, Inc. (SEARCH)

(Districts D, H and I)

An ordinance authorizing \$1,112,789.00 in Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17) - Harvey Public Services funds to SEARCH Homeless Services the following:

- Continual critical housing services
- Comprehensive case management services
- Integrated Care Permanent Supportive Housing Services

CDBG-DR17 - Harvey Public Services funds are providing 33% of the total project budget.



Item II.a. – PUBLIC SERVICES

SEARCH Homeless Services, Inc. (SEARCH)

(Districts D, H and I)

Category	Amount	Percentage
Program Administration	\$114,703.61	10.31%
Program Services	\$998,085.40	89.69%
Total	\$1,112,789.00	100%

HCDD conducted a Notice of Funding Availability for CDBG-DR17 Harvey Public Services contracts for FY 2020, with a one-year renewal option. SEARCH Homeless Services was one of the providers selected.

The contract period is from January 1, 2020 – December 31, 2020.

SEARCH Homeless Services began receiving funds through the City in 1996.



Item II.b. – PUBLIC SERVICES

Educational Programs Inspiring Communities

(District C)

An ordinance authorizing up to \$400,000.00 in Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17) funds to Educational Programs Inspiring Communities.

H.E.A.R.T. will serve 80 low-to-moderate income individuals with Intellectual and/or Developmental Disabilities (IDD) residing in the City of Houston.

CDBG-DR17 funds will support training instructors, a special education teacher, as well as administrative costs.



Item II.b. – PUBLIC SERVICES

Educational Programs Inspiring Communities

(District C)

Category	Contract Amount	Percentage
Program Administration	\$47,164.34	11.79%
Program Services	\$352,835.66	88.21%
Total	\$400,000.00	100%

The contract period is from February 1, 2020 to January 31, 2021.

Educational Programs Inspiring Communities has received funding through the City of Houston for various contracts since 2005.



Item II.c. – PUBLIC SERVICES

Educational Programs Inspiring Communities

(District C)

A first contract amendment, extending an agreement with Educational Programs Inspiring Communities for the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) program.

This amendment will also provide up to \$200,000.00 in CDBG funding for the administration and operation of a job training program serving 42 LMI developmentally disabled adults.

H.E.A.R.T. participants will receive a customized training curriculum consisting of life skills, social skills, job readiness, hands-on training, on-the-job training, classroom training, and community-based vocational instruction.



Item II.c. – PUBLIC SERVICES

Educational Programs Inspiring Communities

(District C)

Category	Contract Amount	Percentage
Program Administration	\$24,000.00	12.0%
Program Services	\$176,000.00	88.0%
Total	\$200,000.00	100.0%

This CDBG funding will support a special education certified teacher, job training instructors, program manager, training facility, and administration costs of the program.

Educational Programs Inspiring Communities has received funding through the City of Houston for various contracts since 2005.

This contract period is from February 1, 2020 to January 31, 2021.



Item II.d. – PUBLIC SERVICES

Healthcare for the Homeless - Project Access

(All Districts)

A first contract amendment to extend an agreement with Healthcare for the Homeless-Houston (HHH) and providing up to \$170,000.00 in CDBG funds for Project Access.

Project Access is a transportation program providing a minimum of 2,700 homeless persons with access to essential health and social services through more than 31,000 trips annually.

The requested funding will support a community health worker to serve as a resource for riders, collect data, act as a liaison with other service providers, and improve outreach.



Item II.d. – PUBLIC SERVICES

Healthcare for the Homeless - Project Access

(All Districts)

Category	Contract Amount	Percentage
Program Administration	\$0.00	0.00%
Program Services	\$170,000.00	100.0%
Total	\$170,000.00	100.0%

HCDD conducted a Request for Proposals for Public Service contracts for FY 2019 with a one-year renewal option for FY 2020. HHH was one of the agencies selected.

This first contract amendment provides funding through January 31, 2021.

HHH has received CDBG funding through the City of Houston for various contracts since 2003.



Item II.e. – PUBLIC SERVICES

Brentwood Community Foundation

(District K)

A Contract providing up to \$650,789.10 in Housing Opportunity for Persons With AIDS (HOPWA) funds to Brentwood Economic Community Development Corp, dba Brentwood Community Foundation (Brentwood).

Brentwood will operate an 18-unit transitional housing facility for men living with HIV/AIDS as well as an emergency rental assistance program for approximately 498 low-income individuals/families living with HIV/AIDS.

Supportive services will include case management, professional counseling, a substance abuse program and nutritional services.



Item II.e. – PUBLIC SERVICES

Brentwood Community Foundation

(District K)

Category	Contract Amount	Client Goal	Percentage
Program Administration	\$41,116.60	--	6.3%
Program Services	\$142,485.28	135	21.9%
STRMUA	\$371,267.22	338	57.0%
Operations: Community Residence	\$95,920.00	25	17.8%
Total	\$650,789.10	498	100.00%

The term of this contract will be February 1, 2020-January 31, 2021.

Brentwood has received HOPWA funding through the City of Houston for various contracts since 1995.



Item II.f. – PUBLIC SERVICES

Coalition for the Homeless - CMI

(All Districts)

A Second Contract Amendment with the Coalition for the Homeless of Houston and Harris County (Coalition), providing up to \$1,120,843.00 in HHSP, ESG and TIRZ funds for the following services:

- Conduct an RFP process for Case Management providers;
- Negotiate contracts with selected providers;
- Process reimbursement requests;
- Monitor performance and compliance with HUD regulations and;
- Provide technical and management assistance and training.



Item II.f. – PUBLIC SERVICES

Coalition for the Homeless - CMI

(All Districts)

Category	Contract Amount	Percentage
Program Administration	\$103,888.00	9.27%
Program Services	\$957,466.00	93.68%
Total	\$1,120,843.00	100.00%

The Coalition has been designated Case Management Intermediary for the calendar years 2019 and 2020 by The Way Home Continuum of Care Steering Committee.

This second contract amendment provides funding through January 31, 2021.



Item III.a. – MULTIFAMILY

Updates to 2020 Housing Tax Credit Guidelines

(All Districts)

Applications for both 9% and 4% Resolutions of No Objection must meet the Minimum Standards to qualify:

- Not located within floodway or floodplain
- Not located in areas with greater than 25% poverty unless located in a Complete Community or TIRZ
- Not zoned to a zoned school with a failing grade by the TEA

Requests for Resolutions of Support in the 2020 9% application round will undergo further evaluation.



Item III.a. – MULTIFAMILY

Updates to 2020 Housing Tax Credit Guidelines

(All Districts)

HCDD supports tax credit developments that meet Minimum Standards and HCDD Priorities to include:

- Complete Communities and TIRZ
- Areas of low poverty and high performing schools
- Areas experiencing high rental costs
- Transit Oriented Developments
- Areas underserved with affordable housing



Item III.a. – MULTIFAMILY

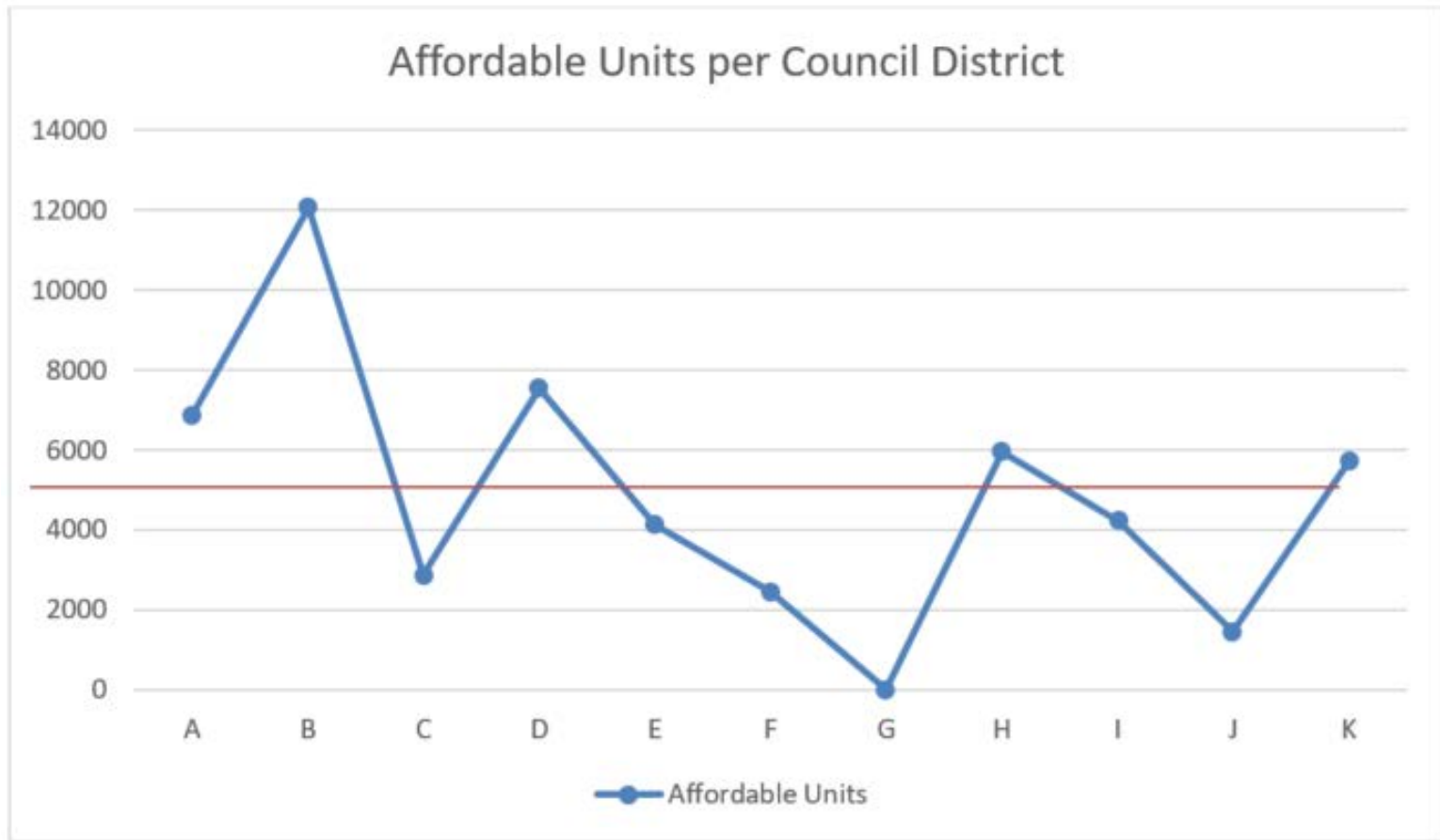
Updates to 2020 Housing Tax Credit Guidelines

(All Districts)

Applications Must Meet a Minimum of Eight (8) Points to Qualify for a Resolution of Support	Points
Located within the city limits	2
Sites located within four (4) miles of City Hall	1
Located in a Complete Community or TIRZ	2
Availability of affordable housing in the area	1 - 2
Proximity to mass transportation	1 – 2
Low poverty concentrations	1 – 2
High performing schools	2 – 6
Mixed income composition	1 - 2
Documentation of community support	1



Item III.a. – MULTIFAMILY Updates to 2020 Housing Tax Credit Guidelines (All Districts)



Item III.b. – MULTIFAMILY

Preview of 2nd round NOFA for CDBG DR-17

Multifamily Developments

(All Districts)

HCDD aims to reflect a policy to equitably disperse assisted multifamily developments throughout Houston as it aims to create greater housing choice.

- Council Districts A, B, D, H, and K, endorsements will only be given to applications located in recognized CRAs with approved Concerted Revitalization Areas (e.g. Complete Community, TIRZ).
- Council Districts C, E, F, G, I, & J will be eligible for a maximum of 3 endorsements by resolution.



Item III.b. – MULTIFAMILY

Preview of 2nd round NOFA for CDBG DR-17

Multifamily Developments

(All Districts)

Competitive Factors:

- Availability of financing
- Poverty concentration
- School ratings
- Access to public transportation
- Placement of an onsite resident service coordinator
- Composition of unrestricted market rate units
- Likelihood to receive other financing



Item III.b. – MULTIFAMILY

Preview of 2nd round NOFA for CDBG DR-17

(All Districts)

Starting in the 2020 9% round, in 2020, the City will be eligible to provide a waiver of the Two (2) Mile Rule. HCDD will submit waiver requests to City Council for developments based on the following factors:

- Target Population - Developments serving different populations (i.e. seniors, family, permanent supportive housing)
- Distinct Neighborhoods – Distinction of neighborhoods may be created by natural / manmade barriers or separate CRA's



For Your Partnership and Diligence, Council Member Laster...Thank you!



Council Member Laster has served as the first elected Council Member for the newly created District J since January 2012.



For Your Partnership and Diligence, Council Member Laster...Thank you!



**PROGRAM
REPORTING
and
DIRECTOR'S
COMMENTS**

HEB MacGregor Market

District D



HEB MacGregor Market

District D

HEB MacGregor Market Grand Opening

Wednesday, December 18, 2019

N. MacGregor Way and SH 288



HEB MacGregor Market

District D



HEB MacGregor Market

District D

Facility:	90,000 SF HEB Grocery Store
Location:	288/N. MacGregor (EEC Area)
Funding:	\$8.8M (EDI); \$5.062M (Sec. 108)
Uses:	Land Acquisition/Closing Costs
Match:	\$20M (HEB for Construction)
Impact:	250 New Jobs Created



Hernandez Tunnel Improvements

District H



Hernandez Tunnel Improvements

District H

Phase I - Install new storm sewer facilities, curb and gutters, sidewalks, traffic signals, signs and striping, lighting, wall resurfacing, utility relocations, site work, re-construct and improve existing roadways, etc.

Phase II - Pavement resurfacing, concrete wall surface repairs, new pedestrian railing, graffiti removal, anti-graffiti coating, cleaning and sealing joints and cracks, and a safety lighting and warning system.

Location: North Main Street from Brooks to 245 feet south of the Hernandez Tunnel

Total Construction Budget: \$8,598,059.12 (CDBG DR2.2 - Ike)



Hernandez Tunnel Improvements

District H



Spark Park - Whidby Elementary

District D



Funding includes
\$150,000.00 in federal
CDBG entitlement funds

**Dedicated: Thursday,
November 21, 2019
7625 Springhill,
Houston, TX 77021**



Spark Park - Whidby Elementary

District D



Spark Park - Whidby Elementary

District D



Spark Park - Milne Elementary

District K



Funding includes
\$150,000.00 in federal
CDBG entitlement funds

**Dedicated: Monday,
November 18, 2019
7800 Portal
Houston, TX 77071**



Spark Park - Milne Elementary

District K



Single Family Home Repair

District D



3338 Airport Boulevard, Houston, TX 77051



CITY OF HOUSTON
HOUSING AND
COMMUNITY
DEVELOPMENT

CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



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Single Family Home Repair

District D



Mrs. Gaines' new residence is a 3 bedroom, 2 bath home completed by Sullivan Land Services on November 26th, 2019.

Homeowner Margaret Gaines signing for her new home with HCDD Inspector Greg Simon.



3338 Airport Boulevard, Houston, TX 77051



Recovery.HoustonTX.gov



Community Office Hours

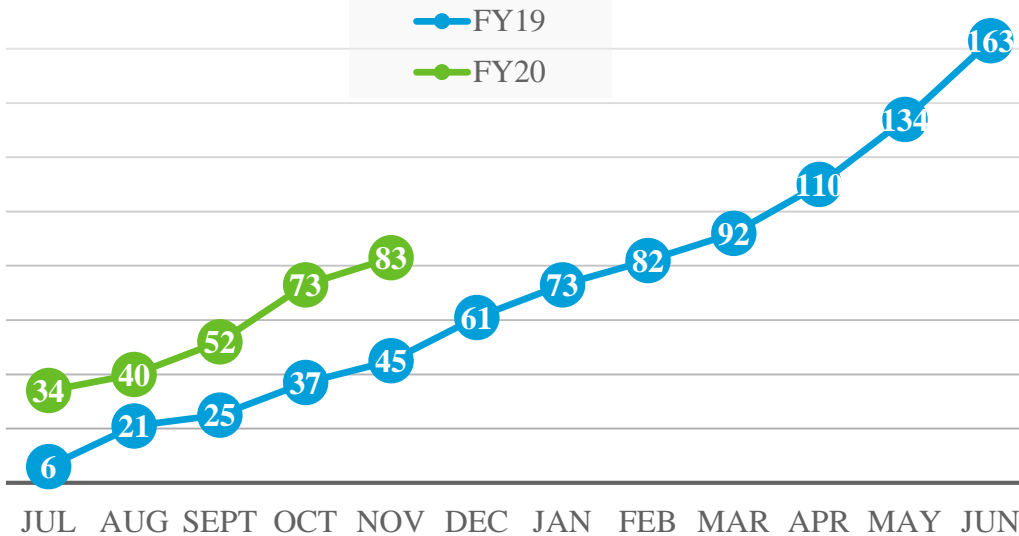


**Wednesdays from 1:00 p.m. – 4:00 p.m.
2100 Travis (9th Floor), Houston, TX 77002**



Homebuyer Assistance Program

Homebuyers Served



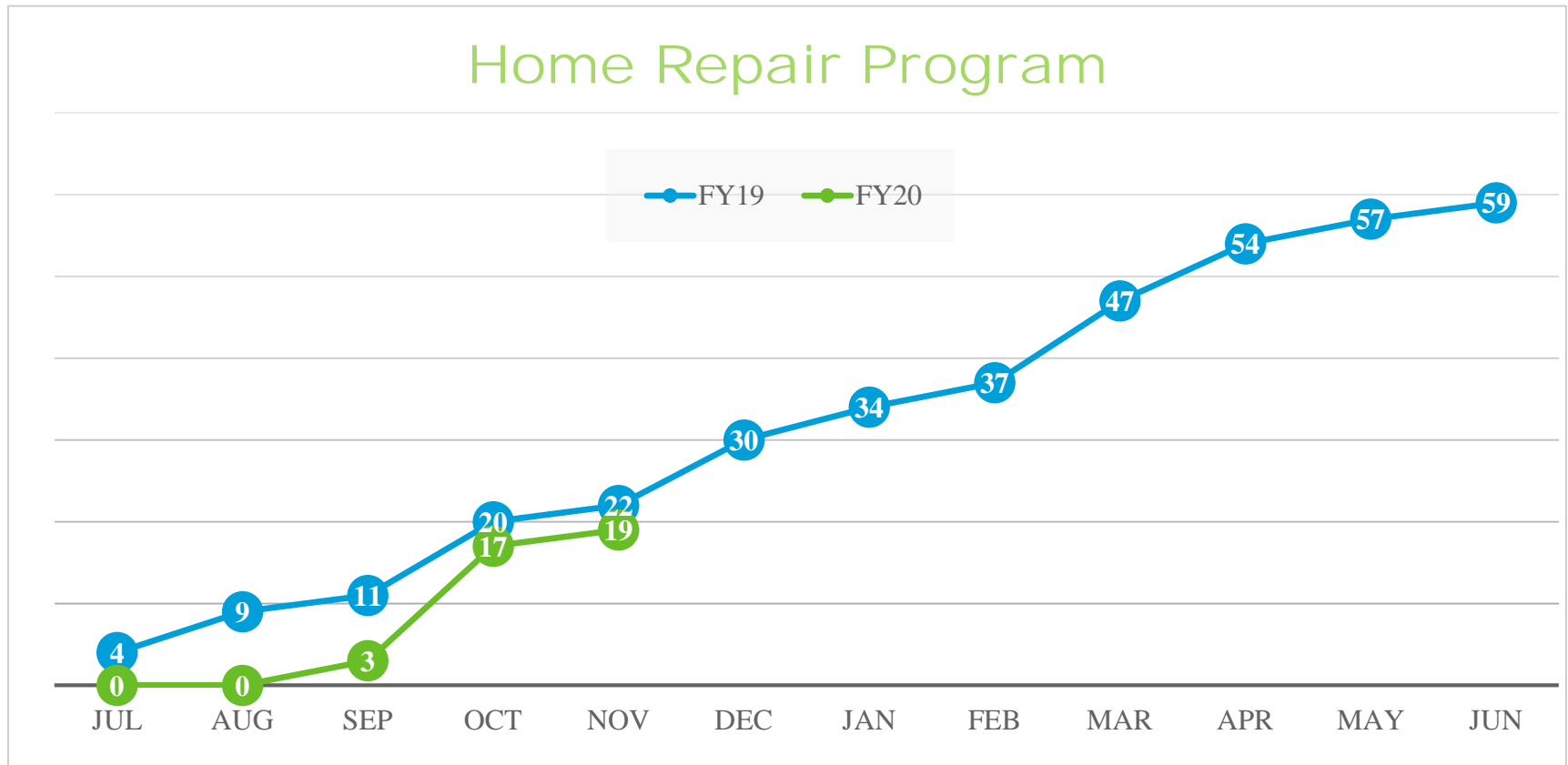
Provides up to \$30,000 to help Houstonians purchase a home

83 homebuyers served FY20

10 served in Nov '20



Single Family Home Repair Program

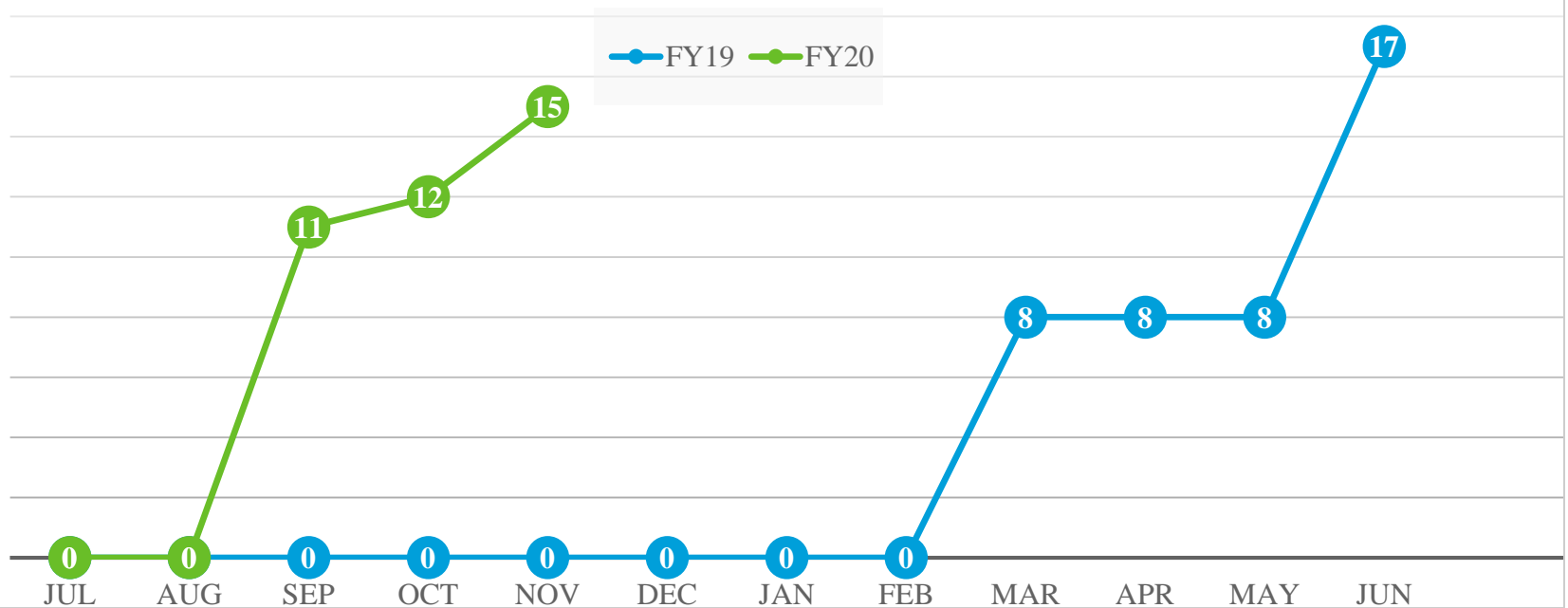


Repairs and reconstructs existing homes
for homeowners



New Home Development Program

New Home Development



NHD builds new homes for sale at affordable prices



Other Programs

14,887

Service Visits –
Public Services (FY '19)

24

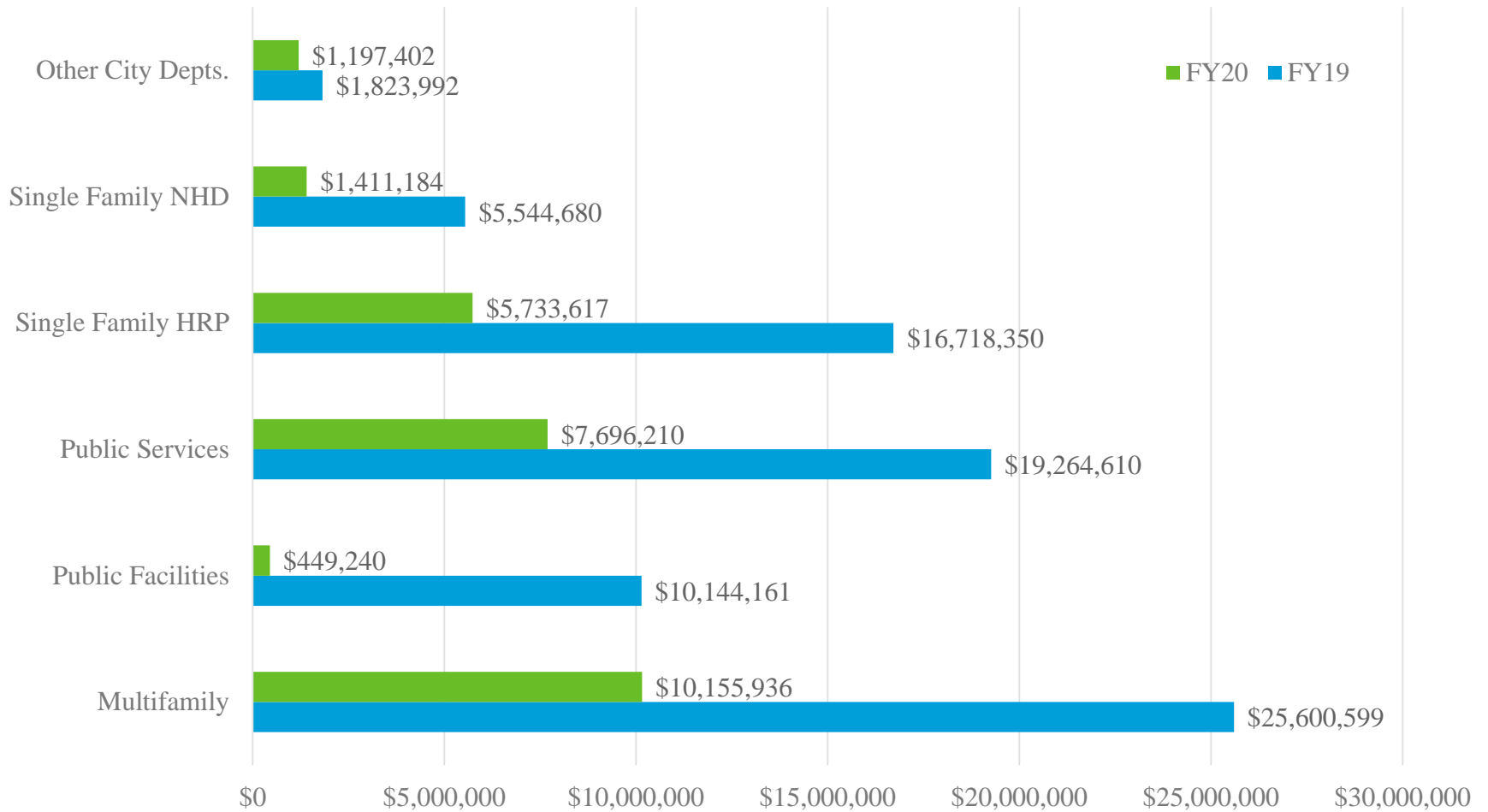
Projects under construction –
Public Facilities (FY '19)

Note: Public Services numbers have a one month lag in reporting due to the nature of these programs.



Spending by Program Area

FY19 vs. FY20



Single Family: Homes Sold

Homes built by HCDD's Single Family Division are sold through the Houston Land Bank. Some homes are sold on the open market and some are sold into the Houston Community Land Trust.

Open market sales with NHDP assistance

\$180,000 target sale price

\$39,900 NHDP Assistance

Serves buyers 80% AMI and below

5 year affordability period

2 homes sold (open market) FY20

+2 home currently under contract

Houston Community Land Trust (HCLT)

\$75,000+ target sale price

Land is held in trust with a 99-year lease

Serves buyers 80% AMI and below

Must be sold at a set affordable price to the next buyer

8 homes entered the CLT FY20

+1 home currently under contract



Comments



THANK YOU!



2100 Travis Street, 9th floor
Houston, TX 77002
832-394-6200

www.houstontx.gov/housing



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CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT