



Housing and Community Affairs Committee

April 20, 2021



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda

- I. Welcome/Introductions
- II. Mayor's Homeless Initiatives
- III. Public Services
- IV. Multifamily
- V. Single Family
- VI. Director's Comments
- VII. Public Comments

UPDATE COVID-19 Homeless Housing Program

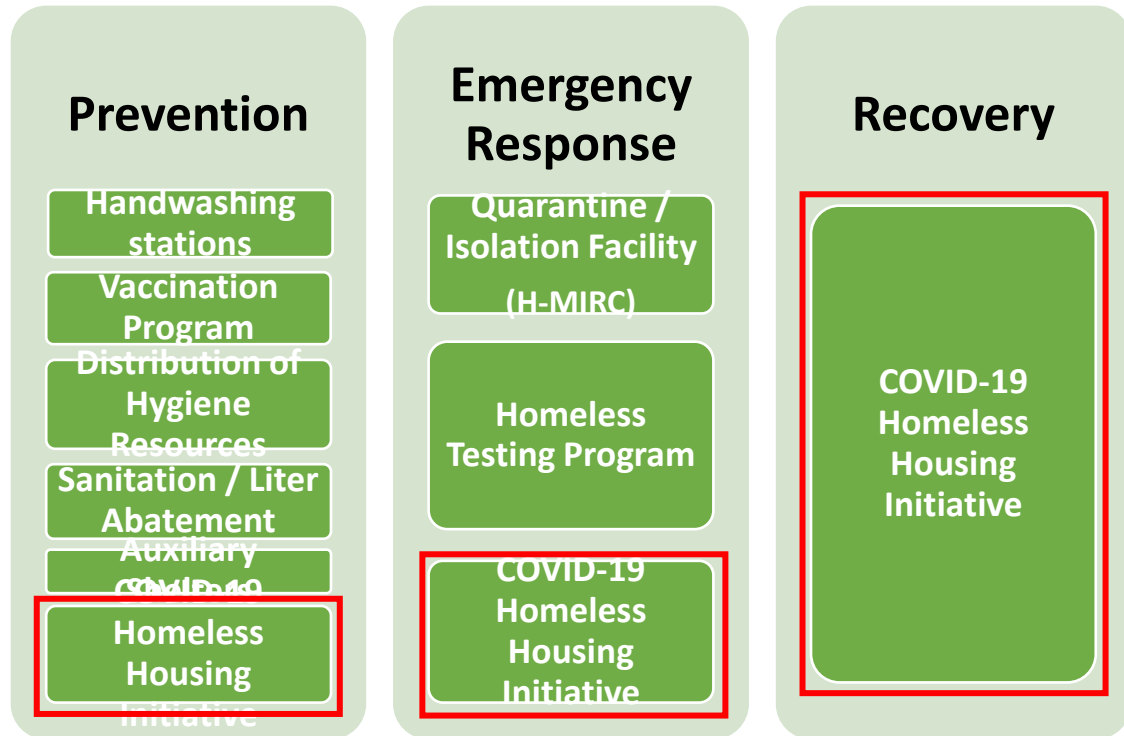
Marc Eichenbaum
Special Assistant to the Mayor for Homeless Initiatives

The Way Home



Recap

COVID-19 Response: Homeless Three Tier Response



**COVID-19
Homeless Housing Program
(CHHP)**

Recap



Goal - House 5,000 Individuals

- Already housed 2,000 individuals
- 2 Year Program (most housing in Year 1)
- Leading the nation in permanently housing the



CRF Funded:

- Rent & supportive services
- Move-in kits (furniture and basic necessities)



Joint Project – City + County

- Coalition for the Homeless – planning & management

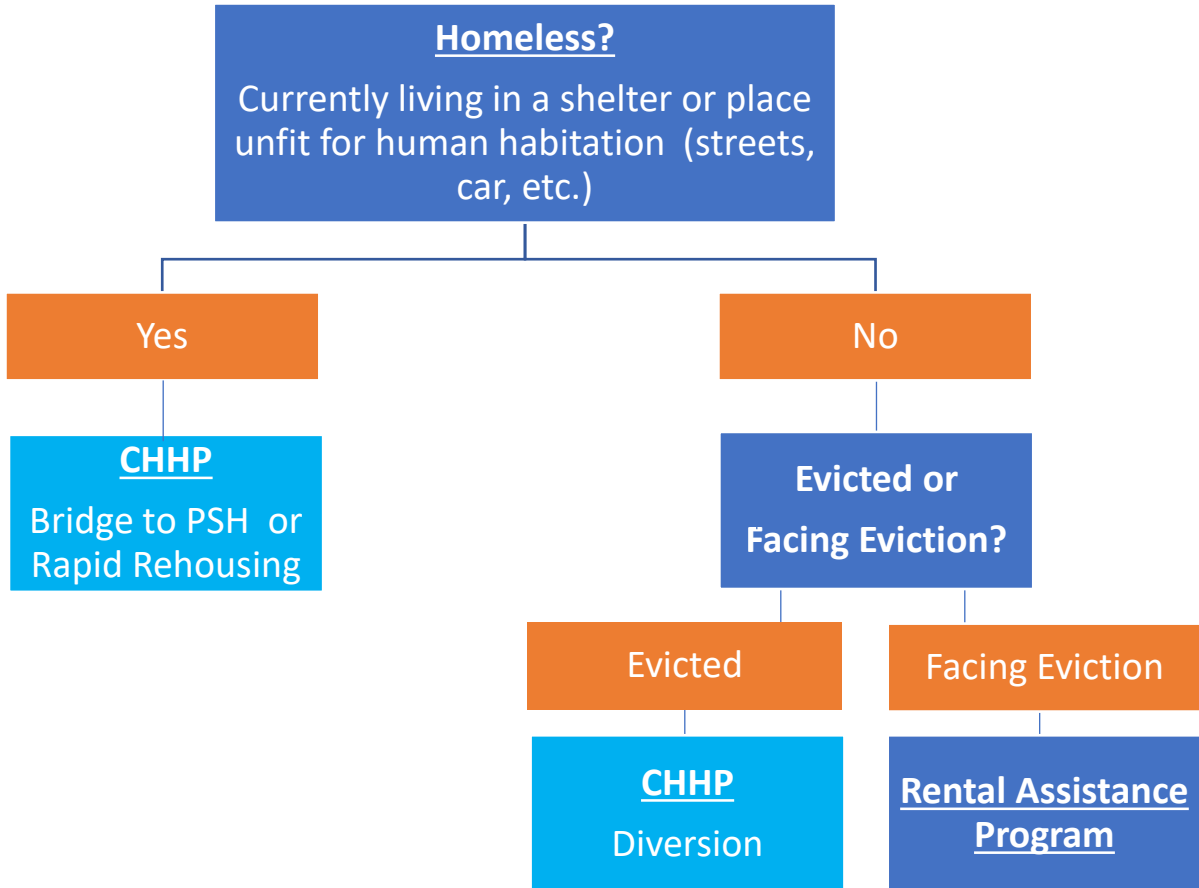


Housing as an Infectious Disease Control Response

Recap

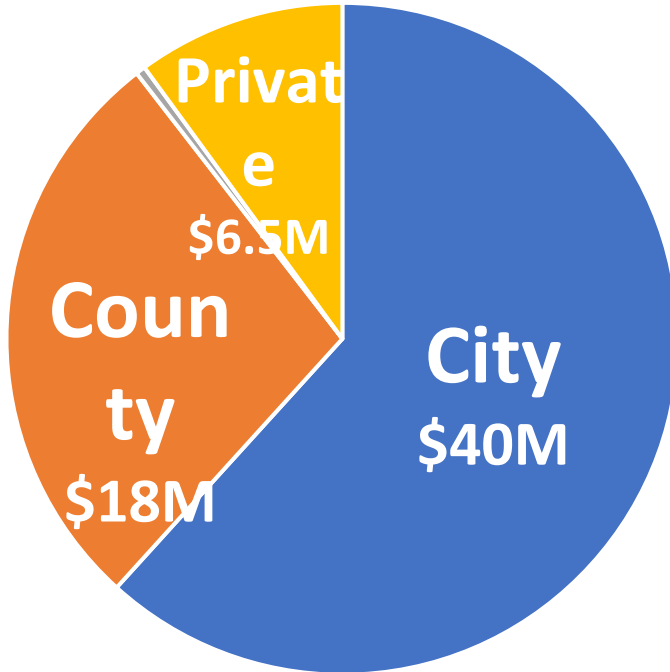


Integrated Assistance



Recap

Program Funding

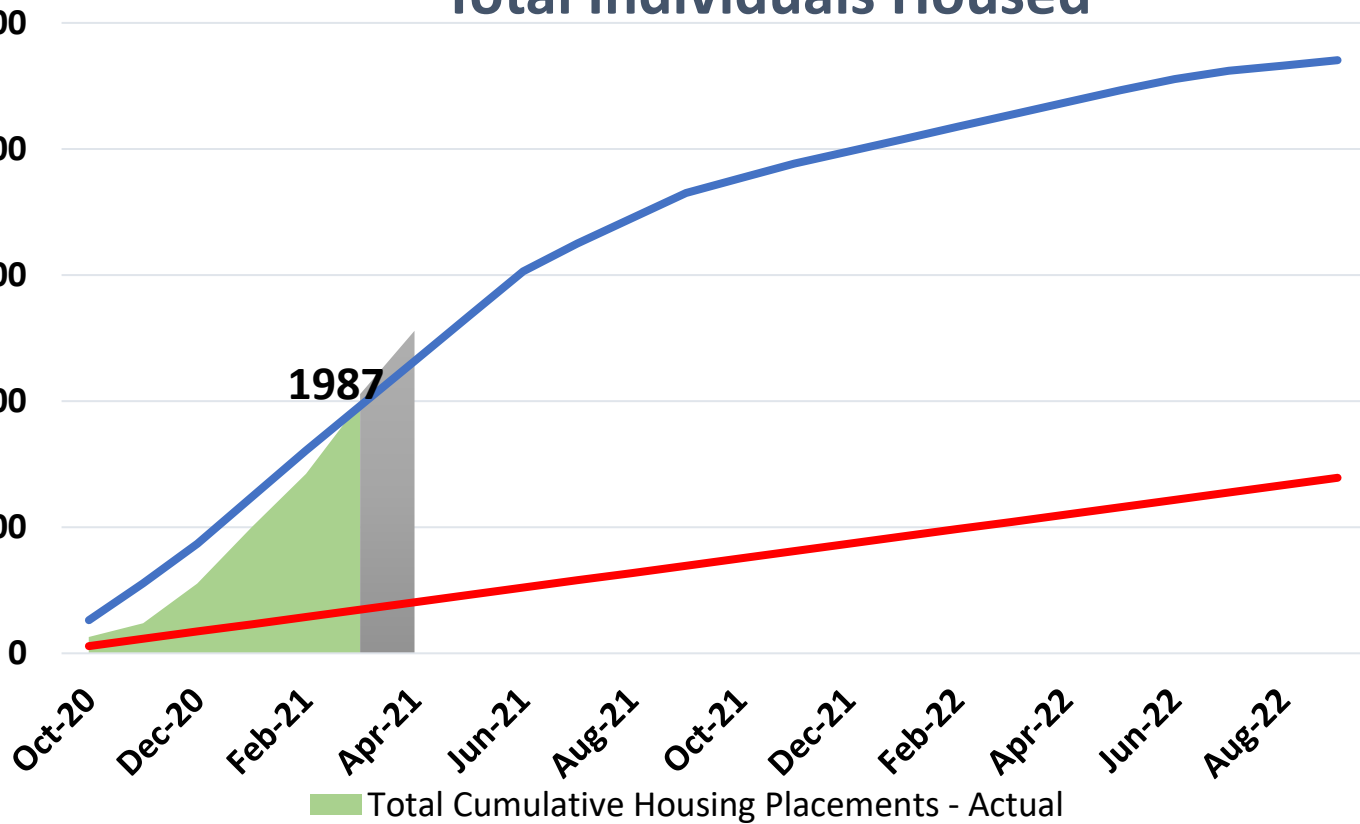


- 90% of Funding = Federal
- 70% of Funding = COVID related (federal)

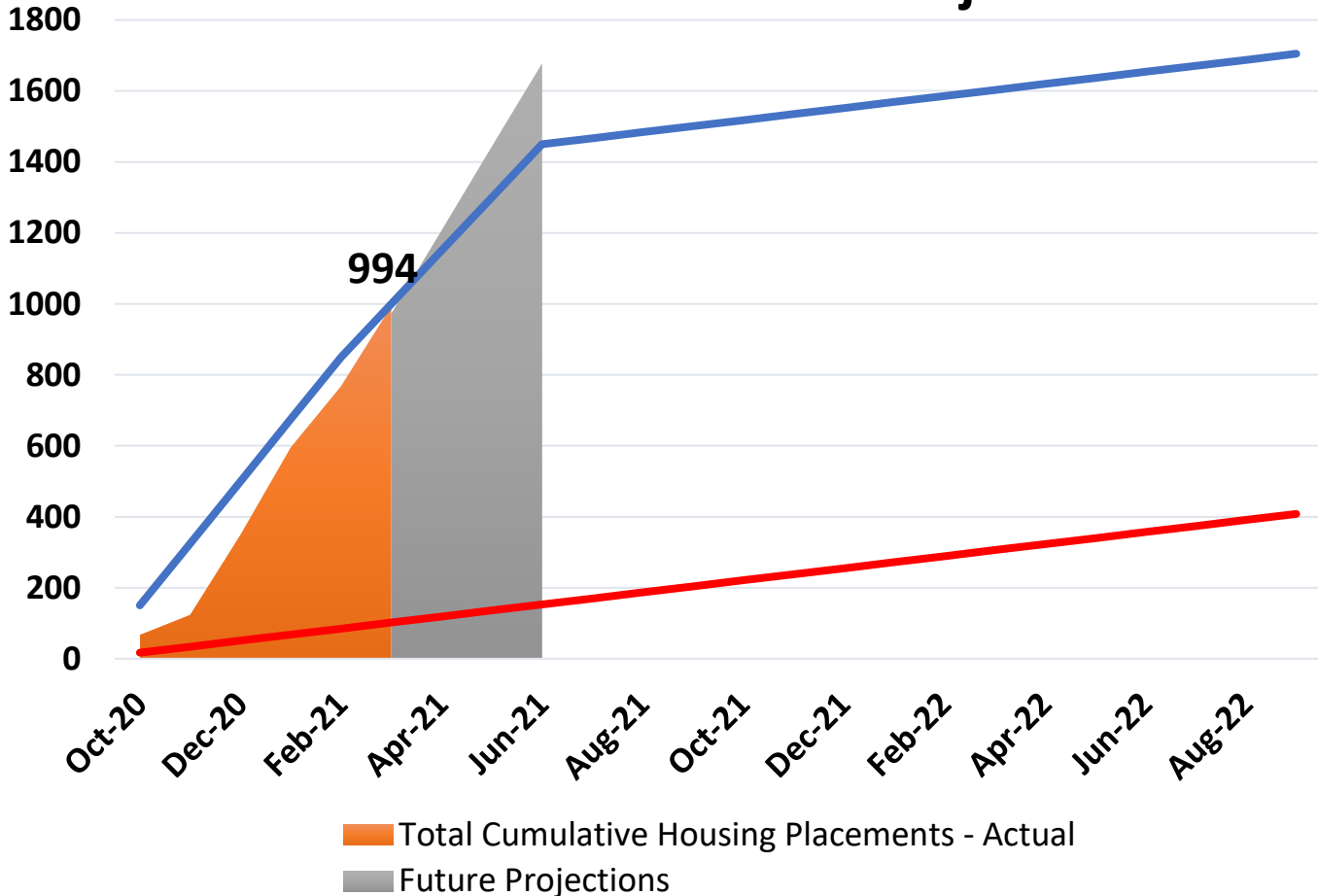
City	
HOME TBRA	\$8M
HUD-COVID	
ESG-CV I	\$6.5M
ESG-CV II	\$9M
CDBG-CV	\$11.7M
CARES-T	\$4.8M
County	
CDBG	\$5.6M
HUD-COVID	
ESG-CV I	\$3.5M
ESG-CV II	\$6.9M
CDBG-CV	\$1.8M
State	
ESG-CV	\$300K
Private	
Pending	\$6.5M

Update - COVID Homeless Housing Program

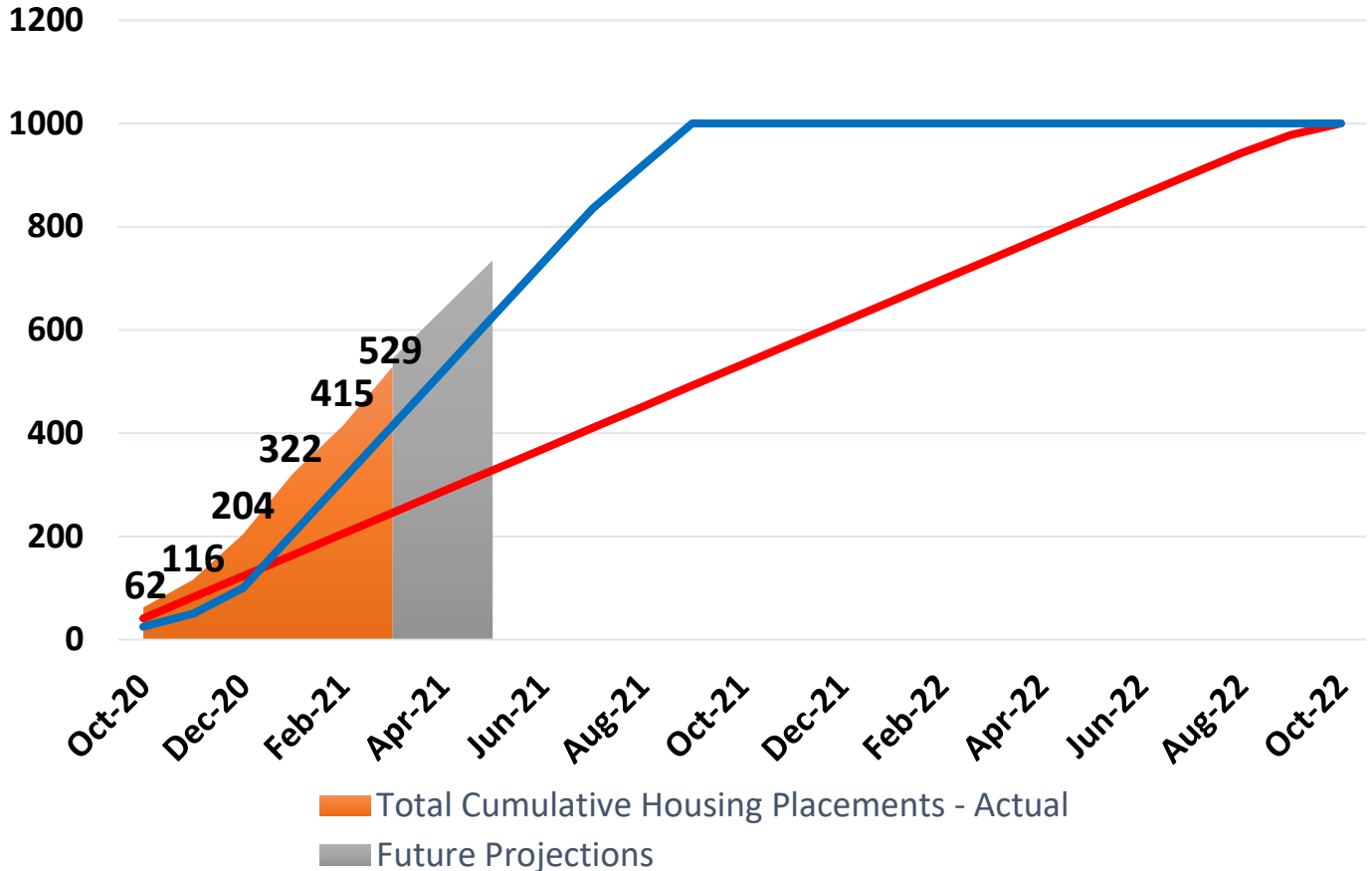
Total Individuals Housed



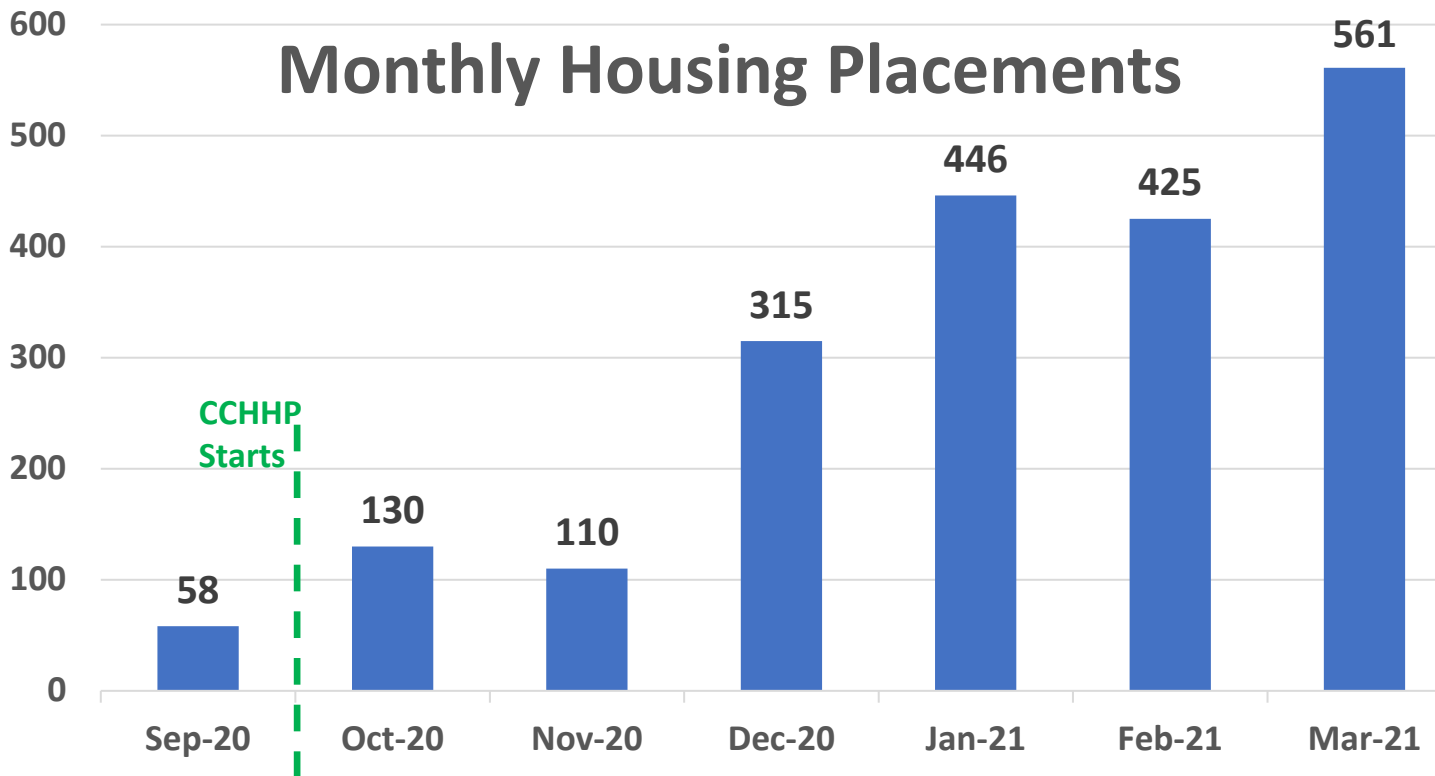
RRH Placements & Projections



PSH Placements & Projections



Update - COVID Homeless Housing Program



Increased monthly # of individuals housed by nearly 10X.

Update - Homeless Housing Program

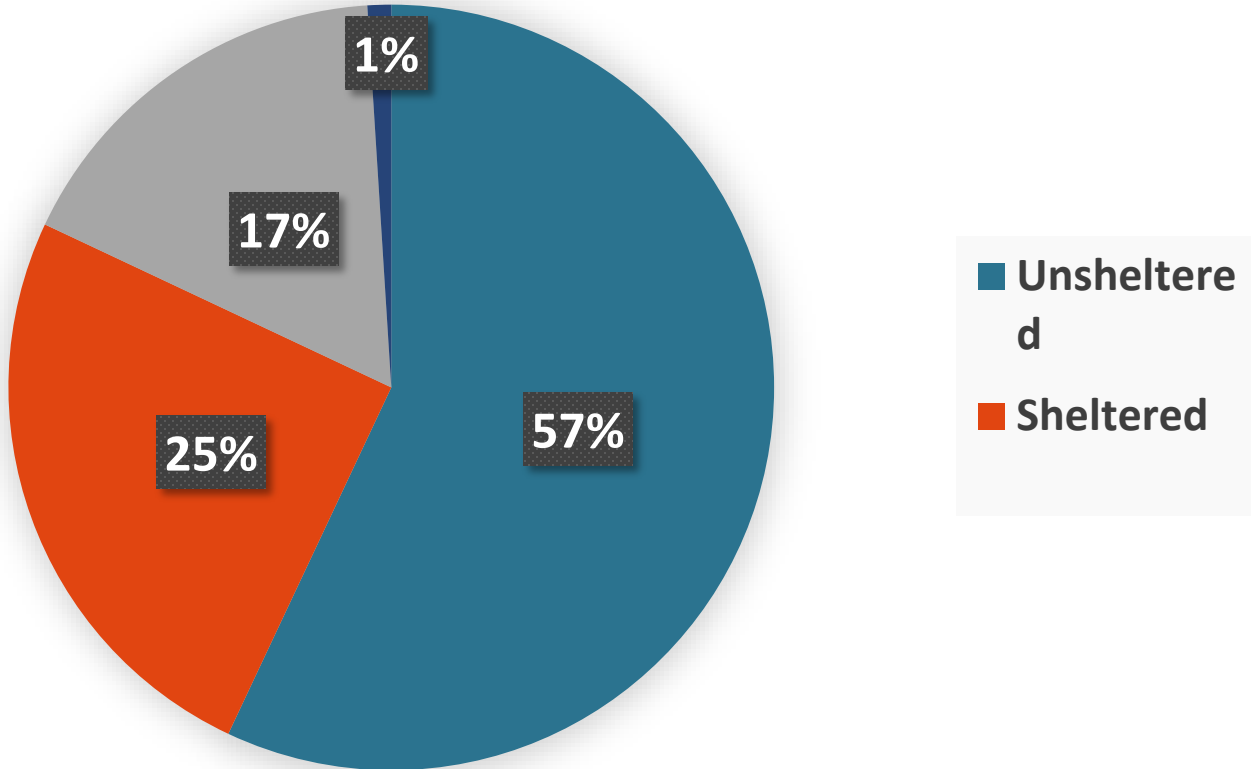
Average Days from Referral to Lease-Up

	Before CCHHP	After CCHHP
Bridge to Permanent Supportive Housing	60	32
Rapid Rehousing	80	34

Cut the time it takes to house an individual in half.

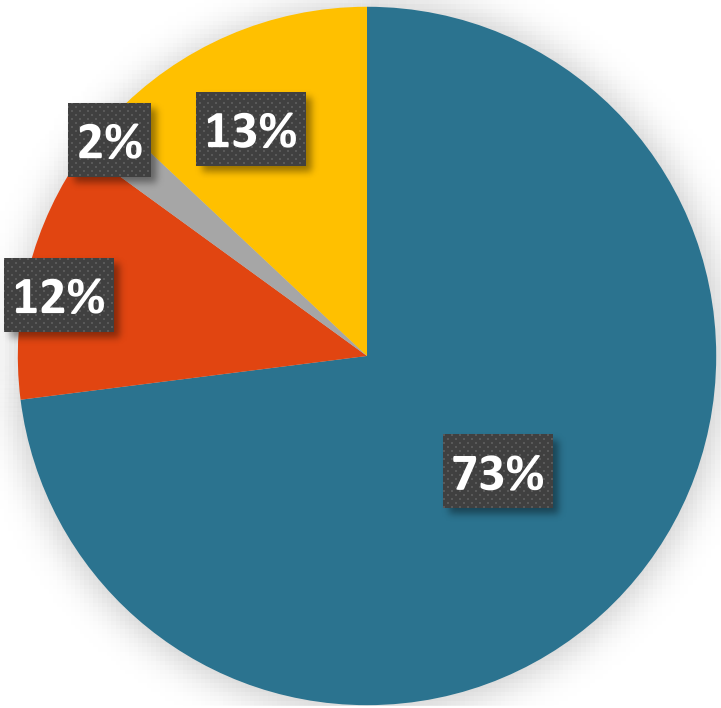
Update COVID-19 Homeless Housing Program

Location Prior to Enrollment



Race/Ethnicity of Housed Clients

- Black/A.A., non-Hispanic
- Hispanic/Latino



COVID-19 Homeless Housing Program



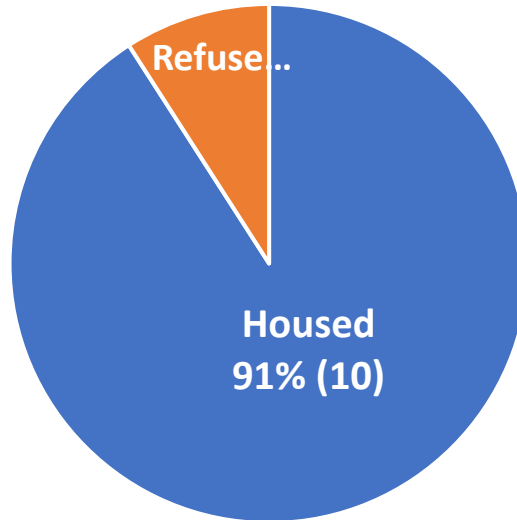
Encampment Decommissioning & Housing Strategy

CCHHP Encampment Response Pilot 500 Fannin – 11 Cardboard Tents



CCHHP Encampment Response Pilot

500 Fannin – 11 Cardboard Tents



Housed

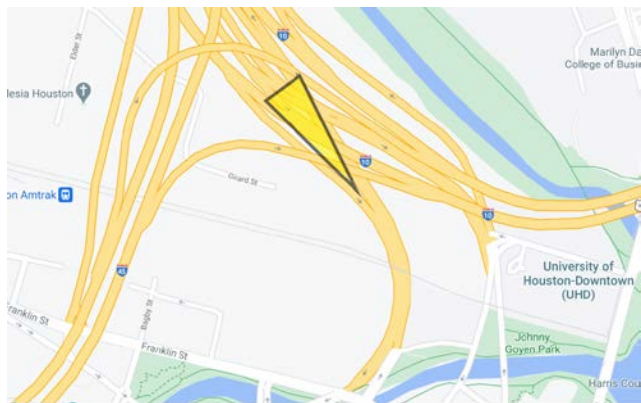
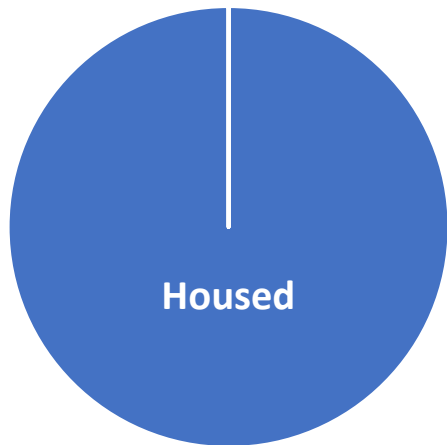
- Signed a lease and moved into unit with supportive services.

Refused

- Clearly stated do not want housing and will refuse to leave the street.
- Outreach is committed to continuing to work with them.

The Triangle Encampment

3 Individuals & 4 Tents



Allen Parkway Encampment

53 Individuals & Tents



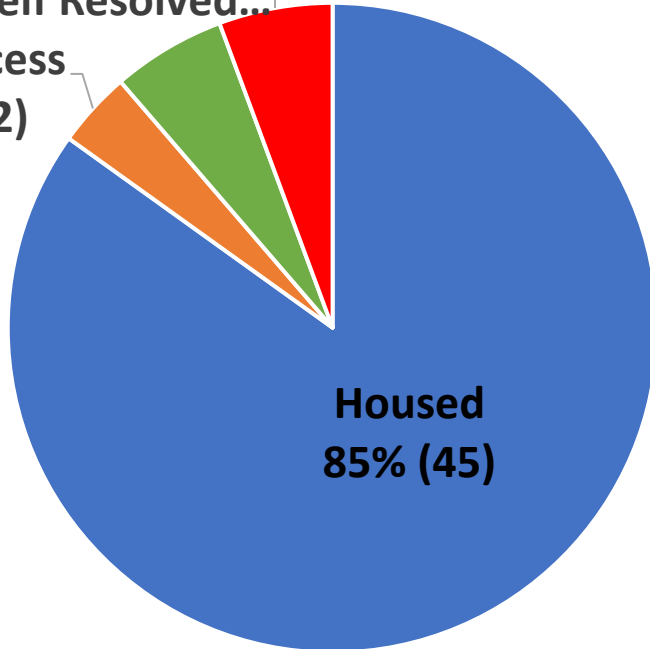
Allen Parkway Encampment

53 Individuals & Tents
Refused

6% (3)

Self Resolved...

In Process
4% (2)



Housed

- Signed a lease and moved into unit.

In Housing Process

- Waiting on application approval, unit inspection, or documents to be delivered.
- Clients placed into temp. "bridge" housing until perm. housing placement is complete.

Self Resolved

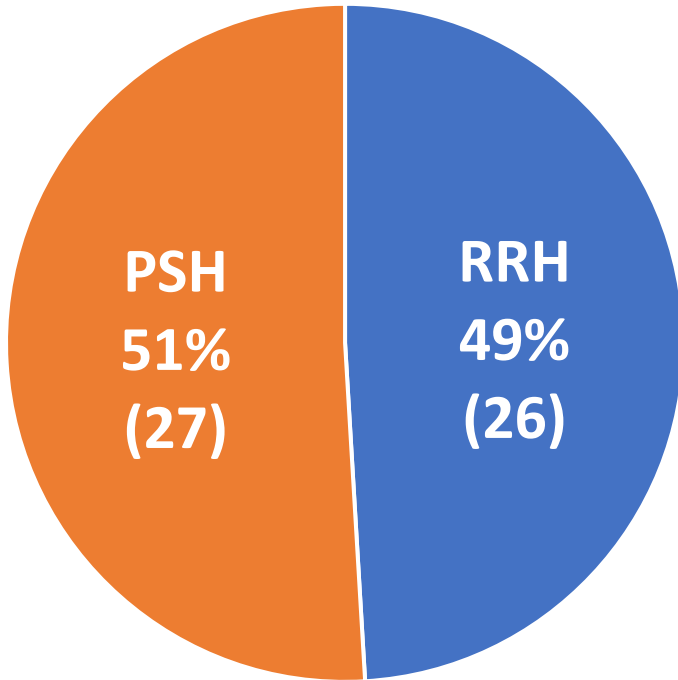
- Expressed interest in housing at initial assessment but were able leave area on their own without housing.

Refused

- Clearly stated do not want housing and will refuse to leave the street.
- Outreach is committed to continuing to work with them

Housing Intervention Type – 53 Individuals

Per assessments, following federal eligibility guidelines



- Long-term rental assistance with higher level of case management and supportive services.
- More vulnerable individuals, who have experienced homelessness for an extended amount of time AND have a disability.

- Short/medium-term rental assistance with case management.
- More able-bodied individuals who are typically less vulnerable. Have either not been homeless for an extended amount of time and/or do not have a disability.

BEFORE



Area/Location



AFTER



**BEFOR
E**



AFTER



Area/Location



**BEFOR
E**



Area/Location



AFTER



Housing Navigation Stations



Transportation to Housing



Outreach w/ Client



Cleaning after client moved into housing



Outreach worked with clients to organize & identify items to be transported to his/her new housing unit (black bags), storage (clear bags), or trash (see circled tag on tent).



Items bagged & ready for transportation to (voluntary) storage.





A 'Herculin' Team Effort

Made Possible by the Following Public & Private Partners

- Coalition for the Homeless
- SEARCH
- Salvation Army
- Baker Ripley
- Star of Hope
- Harris Center
- The Beacon
- Magnificat House
- Downtown Management District
- METRO
- Brookfield Properties
- Houston Historical Society
- HPD – HOT Team & DRT
- COH – Mayor's Office
- COH – Housing & Community Dev. Dept.
- COH – Public Works Dept.
- COH – Health Dept.
- COH – Legal Dept.

Funded by the City of Houston & Harris County
through the COVID-19 Homeless Housing Program.

Lessons Learned

- **Key = Preventing Displacement**
- **No two encampments are the same**
- **Size Limitations**
- **Not a question of “if,” but when...**
- **Scalability**
- **Challenging Backgrounds**

Other Projects

- **Regional Encampment Housing Strategy**
- **COVID-19 Response (vaccinations, testing, quarantine)**
- **Medical Respite Center**
- **Navigation Centers**
- **Multidisciplinary Outreach Teams**
- **System Needs to End Unsheltered Homelessness**
- **CARES Funding Opportunities**

III. PUBLIC SERVICES

Tom McCasland, Director
Melody Barr, Deputy Assistant Director

III.a. PUBLIC SERVICES – The Alliance (District J)

An Ordinance authorizing a First Amendment to the Agreement between the City of Houston (City) and The Alliance, for an extension and to provide up to \$1,322,100.00 in Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17) funds.

The Alliance will continue providing the following services to low- to moderate- income (LMI) individuals residing within Houston:

III.a. PUBLIC SERVICES – The Alliance (District J)

- Mental health services for at least 80 new clients, while also serving clients from Year One;
- Small business technical assistance and financial education to at least 85 individuals;
- Continue to provide occupational training and support to at least 100 individuals who can become licensed in their respective training area – an increase from Year One;

III.a. PUBLIC SERVICES – The Alliance (District J)

- Continuation of the Center for Resiliency, in partnership with the City of Houston Office of New Americans and Immigrant Communities, providing at least 180 individuals with direct counseling, assistance and/or coordinated referrals for disaster preparedness and recovery, housing, legal, and other information as per community needs – an increase from Year One;

III.a. PUBLIC SERVICES – The Alliance (District J)

- Through the Child Care Entrepreneurship program, train a minimum of 60 individuals to receive home-based child-care training with the opportunity to become licensed home-based child-care providers; and
- Continue on-site child-care services for clients attending training and education classes at The Alliance’s main location, enabling parents or caregivers to access services.

III.a. PUBLIC SERVICES – The Alliance (District J)

To date, small business services, Center for Resiliency and Occupational Training programs have exceeded expectations.

However, due to COVID-19 and physical distancing requirements, the mental health services program has had trouble onboarding clients as their program model relied heavily on partnerships with schools.

III.a. PUBLIC SERVICES – The Alliance (District J)

The initial term of this Agreement was April 1, 2020 – March 30, 2021. This First Amendment will extend the Agreement until March 30, 2022.

Category	Total Contract Services	Percent
Services	\$1,163,900.00	88.03%
Program Administration	\$158,200.00	11.97%
Total	\$1,322,100.00	100%

III.b. PUBLIC SERVICES – Capital IDEA (All Districts)

An Ordinance authorizing a Second Amendment to the Agreement between the City of Houston (City) and Capital Investing in Development and Employment of Adults (Capital IDEA), to extend the agreement and provide up to \$200,000.00 in Community Development Block Grant (CDBG) funds for a workforce development program serving up to 150 low- to moderate- income adult participants.

III.b. PUBLIC SERVICES – Capital IDEA (All Districts)

The CDBG funds will support case management services and community college education for program participants seeking a degree in higher-paying and in-demand professional fields, leading to higher incomes and better job opportunities.

III.b. PUBLIC SERVICES – Capital IDEA (All Districts)

The term of this Agreement will be June 1, 2021 – May 31, 2022.

Capital IDEA will have assisted close to 80% of the 150 individuals it planned to serve in its First Amendment.

This agency has no findings on its annual compliance monitoring.

III.b. PUBLIC SERVICES – Capital IDEA (All Districts)

Capital IDEA has received CDBG funding through the City since 2012.

Category	Agreement Amount	Percent
Services Program Administration	\$176,032.04	89.0%
	\$23,967.96	11.98%
Total	\$200,000.00	100%

III.c. PUBLIC SERVICES – Local Initiatives Support Corporation (All Districts)

An Ordinance authorizing the extension of an Agreement between the City of Houston (City) and Local Initiatives Support Corporation (LISC), and providing up to \$1,490,395.00 in Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds.

Continuation of funding will support job training, education, and employment services through Financial Opportunity Centers (FOCs) helping 800 low-to moderate- income individuals to address the skills gap created as a result of Hurricane Harvey.



III.c. PUBLIC SERVICES – Local Initiatives Support Corporation (All Districts)

Each FOC will provide one-on-one coaching to help clients navigate training opportunities, create resumes, and apply for jobs.

FOCs will serve as a point of intake for skilled workers and direct them towards employers requiring their specific skill set.

To date, LISC has served at least 80% of the 1,320 individuals it planned to assist in their first year. This agency has no findings on its annual compliance monitoring.

III.c. PUBLIC SERVICES – Local Initiatives Support Corporation (All Districts)

The term of this Agreement will be from June 1, 2021-April 30, 2022.

Category	Total Contract Services	Percent
Services	\$1,359,678.00	91.23%
Program Administration	\$130,717.00	8.77%
Total	\$1,490,395.00	100%

III.d. PUBLIC SERVICES – A Caring Safe Place (District B, H)

An Ordinance authorizing a Second Amendment to the Agreement between the City of Houston (City) and A Caring Safe Place Inc. (ACSP) to provide up to \$793,049.89 in additional Housing Opportunities for Persons with AIDS (HOPWA) funding to operate a permanent housing community residence and a transitional housing community residence (both with supportive services) for low-income persons living with HIV/AIDS.

III.d. PUBLIC SERVICES – A Caring Safe Place (District B, H)

Permanent Housing:

This facility provides permanent housing and supportive services to a minimum of 15 low-income persons living with HIV/AIDS, who also have a history of chemical and/or alcohol dependency. Residents at the facility have at least 30 days of sobriety from alcohol and/or drugs.

III.d. PUBLIC SERVICES – A Caring Safe Place (District B, H)

Transitional Housing:

This facility provides transitional housing and supportive services to a minimum of 30 low-income persons living with HIV/AIDS, who also have a history of chemical and/or alcohol dependency.

III.d. PUBLIC SERVICES – A Caring Safe Place (District B, H)

Supportive Services:

Case management, HIV education; substance abuse and mental health counseling; life skills training; job search assistance; housing information and referral assistance; assistance in gaining access to local, state, and federal government benefits and nutritional services are offered at both facilities.

Operations costs for both facilities include property management, utilities, property insurance and other related costs.

III.d. PUBLIC SERVICES – A Caring Safe Place (District B, H)

The City provides approximately 61% of the budget for this program.

Category	Transitional	Permanent	Total Contract Services	Percent
Operations	\$223,761.58	\$170,290.26	\$394,051.84	49.7%
Services	\$253,278.56	\$90,422.50	\$343,701.06	43.3%
Admin.	\$35,677.49	\$19,619.50	\$55,296.99	7.0%
Total	\$512,717.63	\$280,332.26	\$793,049.89	100%

VI. MULTIFAMILY

Tom McCasland, Director

Ana Martinez, Deputy Assistant Director & Stephanie Wrights, Administration Manager

IV.a. MULTIFAMILY – Richmond Senior Village (District J)

An Ordinance authorizing a Contract between the City of Houston (City) and Richmond Senior Village, Ltd. (Borrower) to provide a loan of \$15,500,000.00 in Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds towards the acquisition and new development of Richmond Senior Village, to be located at 5615 Richmond Avenue Houston, TX 77057.

IV.a. MULTIFAMILY – Richmond Senior Village (District J)

Richmond Senior Village will be a 125-unit podium-style affordable rental development serving seniors 55 years of age or older.

The property will provide a mix of one- and two-bedroom units, serving low- to moderate-income households at 30%, 50%, and 60% of AMI.

IV.a. MULTIFAMILY – Richmond Senior Village (District J)

The property is located near the intersection of Chimney Rock Road and Richmond Avenue near The Galleria.

The site represents an opportunity to provide affordable homes in an area that has not had an affordable development in the last 15 years and is undergoing a private sector funded revitalization.

IV.a. MULTIFAMILY – Richmond Senior Village (District J)

This project is funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low- to moderate-income households.

This project is in accordance with the City's Harvey Multifamily Program Guidelines, implemented by HCDD.

IV.a. MULTIFAMILY – Richmond Senior Village (District J)

The loan and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period.

Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

IV.a. MULTIFAMILY – Richmond Senior Village (District J)

Sources and Uses

City of Houston (CDBG-DR17)	\$15,500,000.00	Hard Costs	\$23,882,733.00
LIHTC Equity (Regions Bank)	\$13,947,210.00	Acquisition Costs	\$5,500,000.00
Regions Bank	\$6,000,000.00	Developer Fee	\$3,000,000.00
In-Kind Equity/ Def. Developer Fee	\$976,764.00	Soft Costs	\$2,549,252.00
Other Sources	\$60,000.00	Other Development Costs	\$1,551,989.00
Total Sources	\$36,483,974.00	Total Costs	\$36,483,974.00

IV.b. MULTIFAMILY – Sunrise Lofts (District I)

An Ordinance authorizing \$1,560,000.00 in HOME Investment Partnership Program (HOME) funds, for a Loan Agreement between the City of Houston (City) and Tejano Center for Community Concerns (Tejano Center).

The loan will be used towards the land acquisition and construction costs for the new development of Sunrise Lofts, to be located at 3103 McKinney Street Houston, TX 77003.

IV.b. MULTIFAMILY – Sunrise Lofts (District I)

Sunrise Lofts will be an 89-unit permanent supportive housing development for young adults who are vulnerable, high risk, homeless and aging out of the foster care system.

For over 28 years, the Tejano Center has been providing a broad range of social, health, and educational programs addressing the pressing needs of Houston's East End community.

IV.b. MULTIFAMILY – Sunrise Lofts (District I)

The Tejano Center was established in 1992 and has operated the youth shelter and foster care program at 5300 Sunrise since the mid 1990's in Houston's East End.

Through its various programs and initiatives, the Tejano Center has emerged as an important local resource for low-income neighborhoods that seek self-sufficiency and hope for the future.

IV.b. MULTIFAMILY – Sunrise Lofts (District I)

The site will occupy approximately 1.9 acres in the EaDo district on the Columbia Tap Rail to Trail.

The Tejano Center will partner with developer Stephan Fairfield of Covenant Community Capital, a reputable Houston-based nonprofit affordable housing provider.

The development will include efficiency, one- and two-bedroom apartments for young adults 18-25 years old.

IV.b. MULTIFAMILY – Sunrise Lofts (District I)

The loan and affordability period will be 20 years and will commence when the construction period is completed.

Loan will be non-amortizing throughout both the construction and affordability period.

IV.b. MULTIFAMILY – Sunrise Lofts (District I)

Sources and Uses

City of Houston Request (HOME)	\$1,560,000.00	Hard Cost	\$11,801,622.00
Harris County (HOME & CDBG)	\$19,812,198.00	Soft Cost	\$4,030,192.00
In-Kind Equity/Deferred Developer Fee	\$684,629.00	Acquisition Cost	\$4,960,000.00
Coalition for Supportive Housing	\$1,019,000.00	Developer Fee	\$1,711,572.00
		Reserves	\$572,441.00

Total Source of Funds:	\$23,075,827.00	Total Project Cost:	\$23,075,827.00
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IV.c. MULTIFAMILY – 3300 Caroline Street (District D)

An Ordinance authorizing an Agreement between the City of Houston (City) and The NHP Foundation (Borrower), a nonprofit partner of Magnificat House Inc. (MHI) joined by Magnificat Permanent Affordable, LLC (Owner), for a \$15,000,000.00 Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) grant, for the new construction of a permanent supportive housing community for homeless persons, located at 3300 Caroline Street, Houston, TX 77004.

IV.c. MULTIFAMILY – 3300 Caroline Street (District D)

Since 1968, MHI has offered an alternative to the streets by providing shelter, meals, a sense of community, and guidance.

3300 Caroline Street will be a new four-story elevator-served building consisting of 149 efficiency apartments, shared space for supportive services and office space for MHI staff.

IV.c. MULTIFAMILY – 3300 Caroline Street (District D)

With an anticipated Housing Assistance Payment (HAP) subsidy contract from the Houston Housing Authority, all residents will pay no more than 30% of their monthly adjusted income in rent.

Conveniently located in Midtown, 3300 Caroline Street is a transit-oriented development within walking distance of light rail and several major bus lines, enabling access to neighborhood services and employment opportunities.

IV.c. MULTIFAMILY – 3300 Caroline Street (District D)

3300 Caroline Street is funded through CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low- to moderate- income households, in accordance with the City’s Harvey Multifamily Program Guidelines.

The City of Houston’s loan term and affordability period will be 40 years and will commence when the construction period is completed.

IV.c. MULTIFAMILY – 3300 Caroline Street (District D)

Sources and Uses

City of Houston (CDBG-DR17)	\$15,000,000.00	Soft Cost	\$3,887,528.00
9% Housing Tax Credit Syndication Proceeds	\$13,500,000.00	Hard Cost	\$20,065,101.00
Harris County (CDBG-DR17)	\$8,538,278.00	Acquisition Cost	\$6,960,000.00
In-Kind Equity/ Deferred Developer Fee	\$2,410,000.00	Developer Fee	\$3,639,000.00
Seller Contribution	\$1,443,285.00	Reserves	\$613,000.00
		Supportive Services Reserves	\$5,726,654.00

Total Source of Funds:	\$40,891,563.00	Total Project Cost:	\$40,891,563.00
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IV.d. MULTIFAMILY – Imperial Valley Buyout (District B)

An Ordinance authorizing an Option Agreement for Purchase and Sale of Real Property between the City of Houston (City) and AMG City View Apartments, LLC (Seller), to provide \$33,189,500.00 in Community Development Block Grant – Disaster Recovery (CDBG-DR17) funds for the purchase of property located at 17030 and 17050 Imperial Valley, Houston TX 77060 (Property), eligible under the Harvey Buyout (HB) Program. With the help of Houston Public Works, HCDD will convert this site into green space or detention to prevent flooding.

IV.d. MULTIFAMILY – Imperial Valley Buyout (District B)

The Property comprises approximately 19.8 acres of land and 417,463 square feet of improvements.

The purchase price is \$32,000,000.00 based on appraisal, plus additional due diligence, closing costs and operational costs during post-closing of approximately \$1,189,500.00.

The HB Program was approved by Ordinance No. 2020-0181, adopted on March 10, 2020.

IV.d. MULTIFAMILY – Imperial Valley Buyout (District B)

The City has developed a one-for-one relocation plan in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), to provide current tenants with the option to relocate to a different apartment unit located within approximately 1-3 miles of the Property.

IV.d. MULTIFAMILY – Imperial Valley Buyout (District B)

Seller will convey the land to the City subject to the various restrictions and conditions.

1. The Property will be maintained for a use that is compatible with open space, recreational, or floodplain and wetlands management practices.
2. No new structure will be built on the Property other than for the exceptions in the contract.

IV.d. MULTIFAMILY – Imperial Valley Buyout (District B)

3. The Property will not be eligible for any additional federal funds for construction or maintenance.

The covenants may be enforced by Grantee, General Land Office (GLO) or U.S. Department of Housing & Urban Development (HUD).

IV.d. MULTIFAMILY – Imperial Valley Buyout (District B)

The Seller understands that there is no obligation to sell the Property under the HB program, but the seller does so voluntarily, and that power of eminent domain will not be used.

The purchase of the Property is subject to environmental clearance from HUD and other approvals from the program guidelines approved by the GLO.

IV.d. MULTIFAMILY – Imperial Valley Buyout (District B)

The following is a breakdown of estimated costs:

Sources	Uses	Amount
CDBG- DR17	Estimated Purchase Price	\$32,000,000.00
CDBG- DR17	Estimated operating costs	\$1,049,500.00
CDBG- DR17	Estimated Due Diligence and closing costs	\$140,000.00
Total	Estimated Total	\$33,189,500.00

IV.e. MULTIFAMILY – The Village at Palm Center (District D)

An Ordinance authorizing a First Amendment to the Amended and Restated Loan Agreement between the City of Houston (City) and Nautical Affordable Housing, Inc., a Texas nonprofit corporation (Borrower), joined by Houston 5110 Griggs Road Residential, L.P., a Texas limited partnership (Owner) to refinance the Senior Loan for The Village at Palm Center (VPC) and amend and modify the Amended and Restated Loan Agreement and other Loan Documents.

IV.e. MULTIFAMILY – The Village at Palm Center (District D)

Located at 5110 Griggs Road, the VPC was completed on February 13, 2019 and 200 of its 220 units are restricted to low-income tenants.

The VPC is well -maintained and -managed with a current debt service ratio of 1.28% and an occupancy rate of 93%.

If approved, the interest rate on the Senior Loan will be reduced from 4.28% to 3.38%, increasing annual net operating income by \$200,000.00.

IV.e. MULTIFAMILY – The Village at Palm Center (District D)

In consideration for this amendment and modification, Village at Palm Center agrees to pay to the City a one-time Loan Modification Fee in the amount of \$200,000.00, and an annual compliance monitoring fee of \$7,000.00 per year until the end of the Affordability Period in 2049.

This amendment will not adversely impact the City and no additional funds are being provided.

IV.e. MULTIFAMILY – The Village at Palm Center (District D)

On June 18, 2014, Council approved Ordinance No. 2014-0636, authorizing a \$15,300,000.00 Agreement between the City and Borrower, joined by Houston 5110 Griggs Road Residential, L.P.

The proceeds of the City Performance Based Loan were transferred by the Borrower to the Owner to pay the costs to acquire and develop the property known as Village at Palm Center.

IV.e. MULTIFAMILY – The Village at Palm Center (District D)

On September 27, 2017 Council approved Ordinance No. 2017-734, authorizing an Amended and Restated Loan Agreement to consent to additional loans to Owner secured by the property, amended rental requirements for 22 affordable units, and a supplemental performance-based loan of Community Development Block Grant - Disaster Recovery Round 2 funds to cover additional unexpected construction costs.

IV.f. MULTIFAMILY – Linda Vista Apartments (District B)

An Ordinance authorizing a Compliance Agreement between the City of Houston (City) and The Life at De Soto LP, a Texas limited liability company (General Partner) and a new owner of Linda Vista Apartments. The authorization will facilitate the sale of the property, a mechanism to Release the Lien associated with 555 Linda Vista LP (Current Owner) and allow new financing for a major rehabilitation of Linda Vista Apartments, located at 5500 Desoto Street.

IV.f. MULTIFAMILY – Linda Vista Apartments (District B)

If approved, this action will allow forgiveness of a performance-based Note totaling \$12,500,000.00 and a release of its Deed of Trust two years prior to maturity of the Affordability Period with the Current Owner.

The New Owner, Life at De Soto LP, will enter into a Compliance Agreement with the City in which the Program Requirements will be in effect until the end of the remaining two-year Affordability Period.

IV.f. MULTIFAMILY – Linda Vista Apartments (District B)

The New Owner will secure Housing Tax Credits and Bond funds to rehabilitate the property, provide an additional 13 years of affordability on 284 units, and pay the City an annual compliance monitoring fee of \$9,940.00.

Life at De Soto LP is a subsidiary of Olive Tree Holding, LLC, which is a real estate investment firm with operations in Texas, Georgia and New York with expertise in acquiring, repositioning, and operating workforce and affordable housing communities.



IV.f. MULTIFAMILY – Linda Vista Apartments (District B)

On April 20, 2011 Council approved Ordinance No. 2011-0273 authorizing a Performance Based CDBG Disaster Relief Loan Agreement between the City of Houston and 556 Linda Vista, LP, a Delaware limited partnership, to pay for costs to repair hurricane damage and renovate 488 apartment units and associated premises to house low-income families.

IV.f. MULTIFAMILY – Linda Vista Apartments (District B)

The project was completed on June 25, 2013, and is currently maintaining an occupancy rate of 78%. Two hundred and eighty-four of 556 units are restricted at affordable rents.

The property owner is compliant with property standards restrictions.

This agreement will not adversely impact the City and no additional funds are being provided.

IV.g. MULTIFAMILY – Houston Heights Towers (District C)

An Ordinance authorizing a Fifth Amendment to the Loan Agreement between the City of Houston (City) and Houston Heights Towers, a Texas nonprofit corporation, to refinance the Senior Loan and to amend and modify the Fourth Amendment to the Loan Agreement and other Loan Documents, accordingly.

IV.g. MULTIFAMILY – Houston Heights Towers (District C)

If approved, the current interest rate will be reduced from 5.5% to 4.1% on the new Senior Loan and will increase annual net operating income by approximately \$9,700.00.

In consideration for this amendment, Houston Heights Towers agrees to additional requirements on the City Loan, including limits to annual available cash for distribution, payment of an annual compliance monitoring fee of \$5,040.00; and prepayment of a \$25,000.00 Modification Fee on future modifications.

IV.g. MULTIFAMILY – Houston Heights Towers (District C)

On January 23, 2013, Council approved Ordinance No. 2013-57 authorizing an Agreement between the City and Houston Heights Towers, to provide federal Community Development Block Grant (CDBG) funds for the rehabilitation of an affordable apartment community for seniors and people with disabilities, located at 330 West 19th Street, Houston TX.

IV.g. MULTIFAMILY – Houston Heights Towers (District C)

This transaction was amended on March 27, 2013 through Ordinance No. 2013-256 to change the amount of CDBG funds and add HOME Investment Partnership Program (HOME) funds; and increase the number of restricted units.

It was further amended on April 30, 2014 through Ordinance No. 2014-374 to add CDBG funds and increase the number of restricted units from 146 to 168. Total HOME and CDBG funding is \$10,000,000.00.

IV.g. MULTIFAMILY – Houston Heights Towers (District C)

On July 8, 2015, Council approved Ordinance No. 2015-647 authorizing a Third Amendment to the Original Agreement to consent to an additional loan made by Community Bank of Texas (CBOT) to Owner to pay for additional work to be performed in connection with the rehabilitation of the Project; amend the Work Write-Up and Final Budget to reflect the Additional Scope of Work; and

IV.g. MULTIFAMILY – Houston Heights Towers (District C)

...extend the time for completion of the rehabilitation; provide for the execution of an Intercreditor Agreement related to the CBOT Loan; to amend the Work Write-Up and Final Budget to reflect the Additional Scope of Work; and extend the time for completion for the rehabilitation.

IV.g. MULTIFAMILY – Houston Heights Towers (District C)

Following the execution of the Third Amendment, CBOT made a loan to the Owner, including an advance approved by City Council.

On December 16, 2015, Council approved Ordinance No. 2015-1290, authorizing a Fourth Amendment to the Original Agreement to: consent to the additional CBOT loan amount; pay for additional rehabilitation; amend the Intercreditor agreement, work write up, final budget, additional scope of work, and extend the time to complete the rehabilitation.

IV.g. MULTIFAMILY – Houston Heights Towers (District C)

Houston Heights Towers was completed on November 22, 2017. One hundred sixty-eight of 223 units are restricted.

The property is well -maintained and -managed and has a current occupancy rate of 99%.

This amendment will not adversely impact the City and no additional funds are being provided.

VI. SINGLE FAMILY

Tom McCasland, Director
Anderson Stoute, Deputy Assistant Director

V.a. SINGLE FAMILY – TIRZ Appropriation (All Districts)

An Ordinance authorizing the appropriation of \$100,000,000.00 in previously budgeted Tax Increment Reinvestment Zone (TIRZ) Affordable Housing funds to the Single Family Homebuyer Choice Program (HCP), Homebuyer Assistance Program (HAP), and New Home Development Program (NHDP) to administer affordable home activities serving low- to moderate- income households in the Houston area.

V.a. SINGLE FAMILY – TIRZ Appropriation (All Districts)

The HCP provides income-eligible Houstonians with up to \$150,000.00 in financial assistance toward the purchase of a home.

In partnership with the Houston Community Land Trust (HCLT), the HCP will assist in expediting home sales, providing affordable housing options and securing new homes for low- to moderate-income families in Houston.



V.a. SINGLE FAMILY – TIRZ Appropriation (All Districts)

The HAP provides up to \$30,000.00 in down-payment assistance to income- eligible first-time homebuyers to purchase a home within the incorporated areas of the city.

The NHDP provides newly constructed, affordable single-family homes for low- to moderate- income qualified homebuyers on scattered sites and large, contiguous land for the development of multiple single-family properties for sale.

V.a. SINGLE FAMILY – TIRZ Appropriation (All Districts)

On January 6, 2021, by Ordinance No. 2021-17, Council approved the appropriation of \$112,860,000.00 in TIRZ Affordable Housing funds to implement the fiscal years' 2021-2025 Operating Budget, Capital Improvement Plan Budget, and to provide \$100,000,000.00 in funding for affordable housing programs pursuant to the Zone's project plan.

The Uptown Development Authority will receive \$12,860,000.00 in TIRZ funds for debt services.

V.a. SINGLE FAMILY – TIRZ Appropriation (All Districts)

For direct program activities, specific contracts will be brought to Council for allocation in accordance with local procurement rules. A brief description of each TIRZ funding category follows:

SINGLE FAMILY ACTIVITIES	FUNDING AMOUNT	UNITS
Homebuyer Choice Program (CLT)	\$52,787,500.00	410
New Home Development Program (NHDP) (Large Tract Development & Scattered Lots)	\$46,717,500.00	660
Homebuyer Assistance Program (HAP)	\$495,000.00	15
Total	\$100,000,000.00	1085



V.b. SINGLE FAMILY – Robin’s Landing (District E)

An Ordinance authorizing the allocation of \$4,793,228.00 in previously appropriated TIRZ Affordable Housing funds, for a Loan Agreement between the City of Houston (City) and Robin’s Landing, LLC, a wholly owned subsidiary of Houston Habitat for Humanity.

The loan will be used towards the infrastructure costs for the Robin’s Landing development.

V.b. SINGLE FAMILY – Robin’s Landing (District E)

Robin’s Landing will be located on the northeast side of Houston between Mesa Drive to the West and CE King Parkway to the east. The main access point is via Tidwell Road, which bisects the site.

The development will be a 127-acre mixed use, mixed- income master planned community .

V.b. SINGLE FAMILY – Robin’s Landing (District E)

Robin’s Landing will include a total of 468 single family homes, approximately 200 units of senior residences, 200 units of multifamily homes, and approximately 20 acres of mixed-use development.

The community will also include 12 acres of a central park that will preserve large groves of trees and trails.

V.b. SINGLE FAMILY – Robin’s Landing (District E)

Per the terms of the Loan Agreement, Robin’s Landing is required to designate at least 260 of the 468 single family homes in their master plan to be sold as affordable. If the City’s loan terms are successfully met, the loan will be forgiven.

The first phase of a multi-phase development, all 260 affordable homes will be constructed by the end of December 2023, with all phases expected to be completed by 2026.

V.b. SINGLE FAMILY – Robin’s Landing (District E)

This is the first project under the City’s large tract development initiative. The developer approached HCDD with a proposal and detailed plans, along with a request for gap financing for infrastructure.

The amount of \$3,245,840.00 will be allocated from TIRZ Bond funds and \$1,547,388.00 from the annual TIRZ Affordable Housing fund for a total amount not to exceed \$4,793,228.00.

V.b. SINGLE FAMILY – Robin’s Landing (District E)

Sources and Uses

Lot Sales	\$16,399,084.00	Infrastructure Costs	\$20,431,271.00
City of Houston - HCDD	\$4,793,228.00	Land Costs	\$2,089,823.00
Commercial Tract Sales	\$3,097,116.00	Parks/Landscaping Costs	\$2,711,678.00
City of Houston - HPW	\$3,639,060.00	Soft & Operating Costs	\$1,074,525.00
		Loan Costs	\$1,621,191.00
Total Source Funds:	\$27,928,488.00	Total Project Cost:	\$27,928,488.00

DIRECTOR'S COMMENTS

Tom McCasland, 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

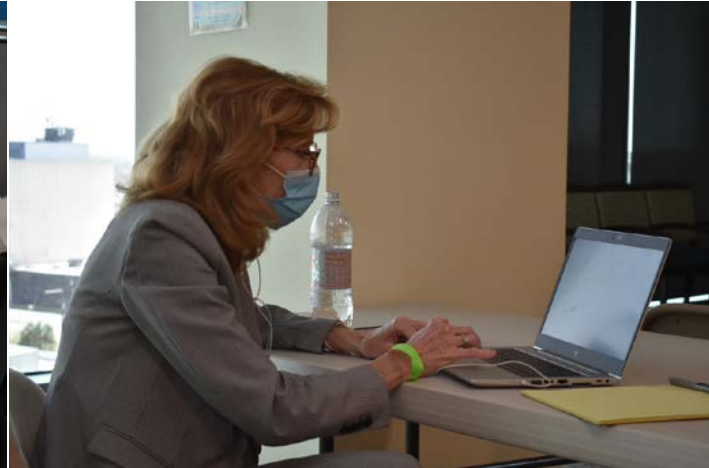
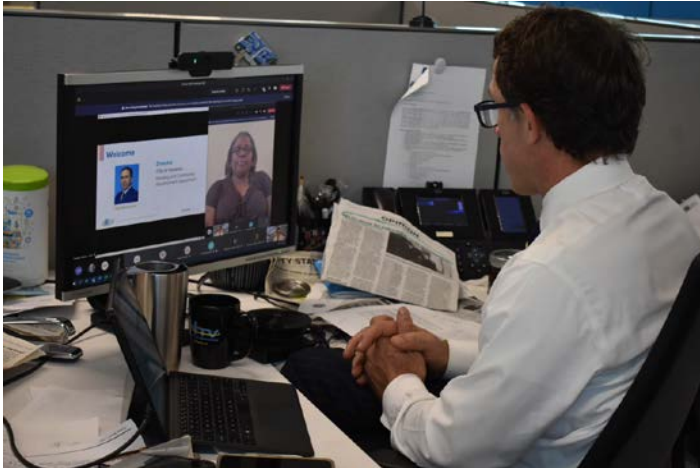


Virtual Community Meetings Annual Action Plan



As a part of community engagement efforts, HUD requires that HCDD holds at least two public hearings while drafting our Annual Action Plan. HCDD holds at least four public hearings per year.

Virtual Community Meetings Annual Action Plan



The Annual Action Plan includes goals and objectives for program activities and an annual budget for entitlement grants (HOME, CDBG, HOPWA and ESG).

Rent Assistance & Legal Aid Drive-Through Event



BakerRipley Harbach
6225 Northdale
March 30, 2021

Rent Assistance & Legal Aid Drive-Through Event



HCDD's IT Team provided technical support for this event at the Good News Church at 8400 Boone in Houston on March 31, 2021

Fair Housing Workshop for Landlords & Property Managers



This year's Fair Housing Workshop was facilitated virtually from HCDD's offices on March 30, 2021



McKee City Living Apartments (District H)



This podium-style four-story new construction features over 130,000 square feet and 120 units of affordable-workforce homes.



McKee City Living Apartments (District H)



McKee City Living Apartments (District H)



Home Repair Program

4509 Sayer, Houston, TX 77026 (District B)



Home Repair Program

4509 Sayer, Houston, TX 77026 (District B)



The Mitchell residence features two bedrooms, one bath, central air conditioning, an ADA access ramp and energy-efficient appliances.

Home Repair Program

5607 Kittridge, Houston, TX 77028 (District B)



Home Repair Program

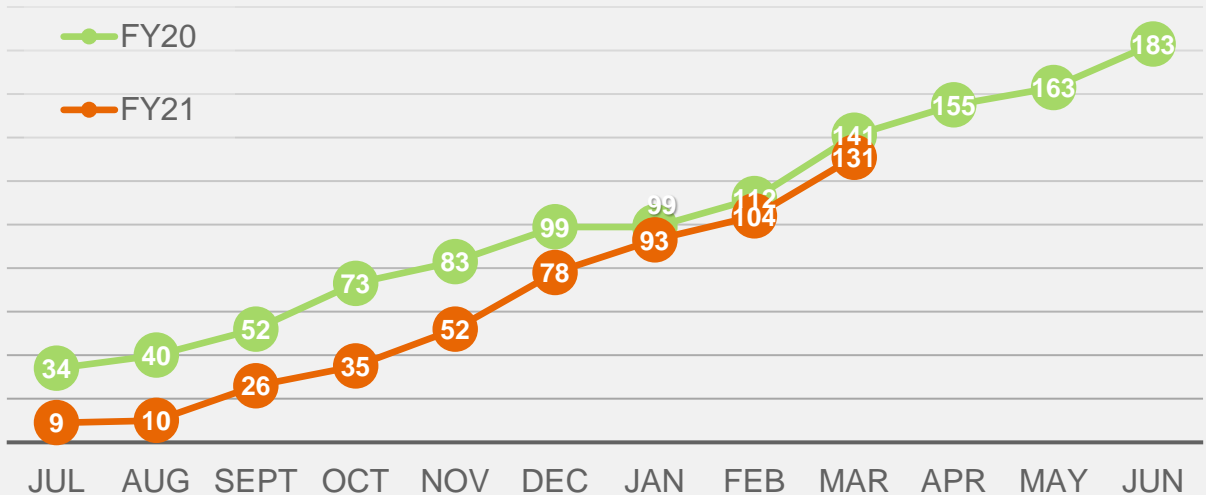
5607 Kittridge, Houston, TX 77028 (District B)



The Smith residence features three bedrooms, two baths, central air conditioning, an ADA access ramp and a energy-efficient appliances.

Homebuyer Assistance Program

(Fiscal Year to Date)



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

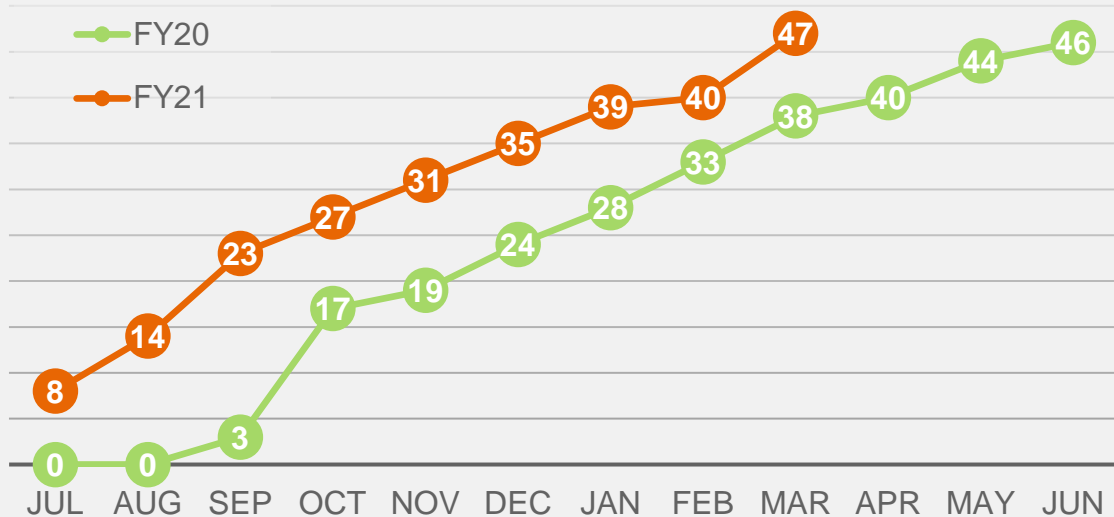


CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Single Family Home Repair Program

(Fiscal Year to Date)



The HRP repairs and reconstructs existing homes for homeowners.

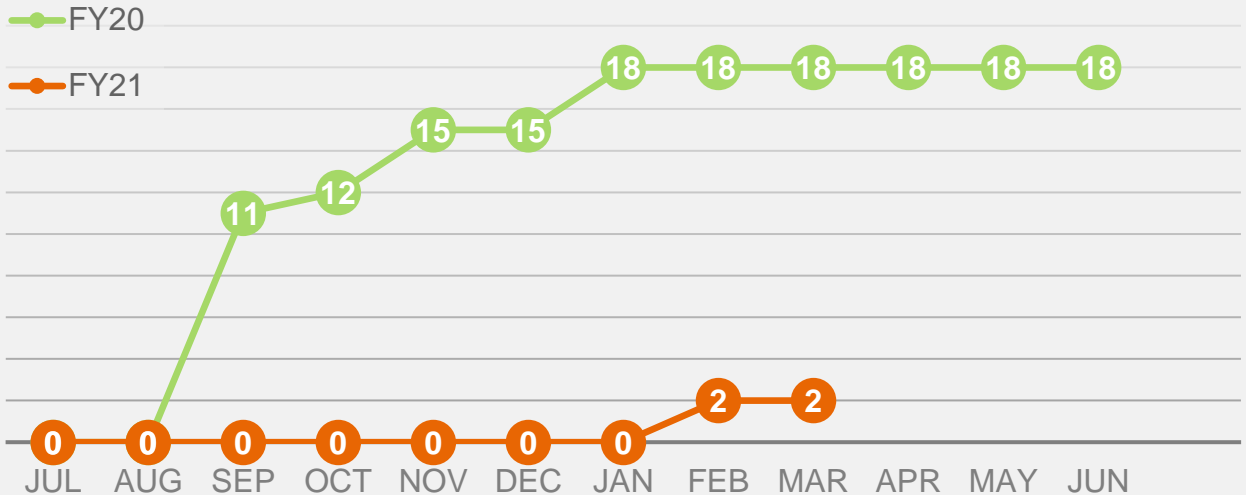


CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



New Home Development Program

(Fiscal Year to Date)



NHDP builds new homes for sale at affordable prices



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Other Programs

(Fiscal Year to Date)



17

Projects under construction
Multifamily (FY21)

1

Projects completed
Multifamily (FY21)

9

Projects under construction
Public Facilities (FY21)

3

Projects completed
Public Facilities (FY21)



Other Programs

(Fiscal Year to Date)



34,229

Persons Served

Public Services

As of Feb 2021

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



Spending by Program Area

FY21 (to date) vs. FY20



Comments & Questions





2100 Travis Street, 9th floor, Houston, TX 77002
832-394-6200 | www.houstontx.gov/housing



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