



Housing and Community Affairs Committee

December 13, 2021



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda

- I. Welcome/Introductions
- II. Real Estate (Large Tract)
- III. Multifamily
- IV. Public Services
- V. Director's Comments
- VI. Public Comments

REAL ESTATE and LARGE TRACT DEVELOPMENT

Steve Harris, Division Manager

Item II. 4522 Brittmoore Road (District A)

An Ordinance authorizing an Agreement for an Option to Purchase Real Property between the City of Houston and Claybritt Ventures LLC (Seller),

Utilizing a \$19,794,000.00 CDBG-DR17 grant through the Harvey Single Family Development Program to purchase 20.1219 acres of land,

To develop approximately 400 affordable owner-occupied homes at the NW corner of Brittmoore Road and Clay Road.

Item II.b. 4522 Brittmoore Road (District A)

4522 Brittmoore Road will be a new construction project of 400 single-family townhomes in the Spring Branch neighborhood.

A minimum of 51% of the homes will be sold to low-to moderate-income homebuyers at 80% AMI or below.

For a family of four, the maximum household income limit is \$63,235.

Item II.b. 4522 Brittmoore Road (District A)

Sources	Amount	Uses
CDBG -DR 17	\$19,594,000.00	Acquisition of Land
CDBG -DR 17	\$200,000.00	Estimated Due Diligence, maintenance, and pre-development and planning costs
Total	\$19,794,000.00	Estimated Total

The developer will be obligated to achieve sales of 51% of homes to LMI borrowers, and to complete development, construction and delivery of homes by August 2024.

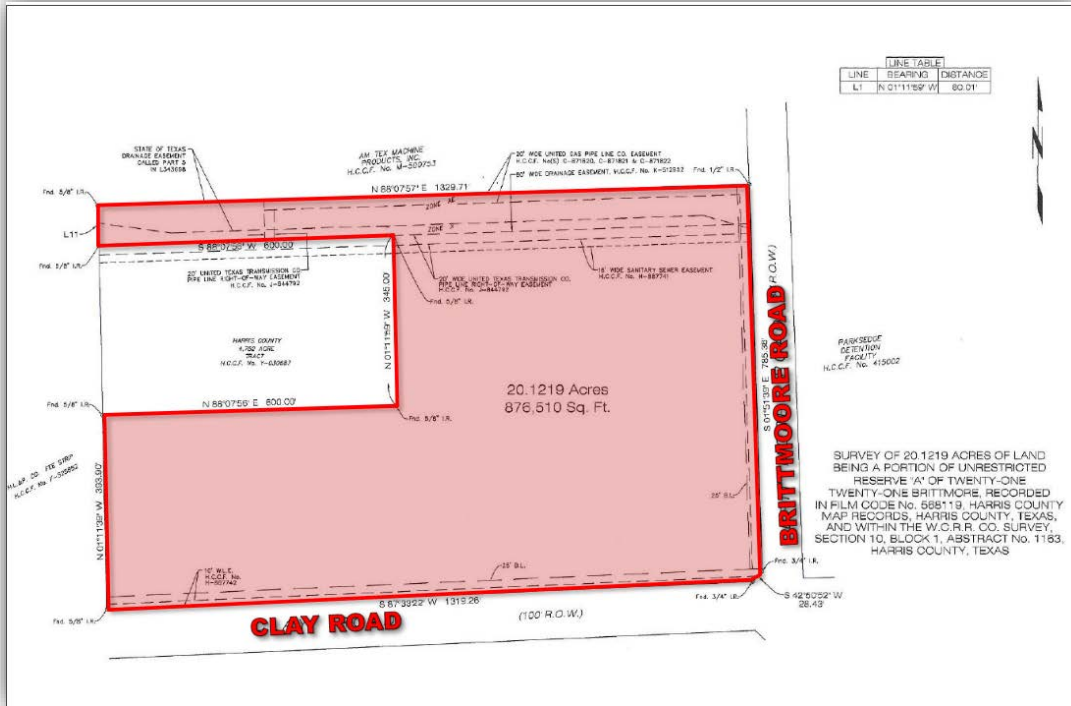
Item II.b. 4522 Brittmoore Road (District A)



Item II.b. 4522 Brittmoore Road (District A)



Item II.b. 4522 Brittmoore Road (District A)



MULTIFAMILY

Ana Martinez, Deputy Assistant Director

Item III. Houston Area Women's Center (District D)

An Ordinance authorizing a Contract between the City of Houston (City) and The Houston Area Women's Center (HAWC),

Providing a loan of \$15,850,000.00 in HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds,

For the land acquisition and development costs of the proposed HAWC shelter to be located in Council District D.

Item III. Houston Area Women's Center (District D)

The proposed facility will be a 135-unit affordable rental development serving approximately 360 survivors of domestic violence or sexual abuse.

The facility is designed to keep survivors safe and supported until their security, emotional, financial and housing needs are met.

The facility will also include children's services like daycare, after school care, violence prevention programs and education.

Item III. Houston Area Women’s Center (District D)

Seventy percent of the HAWC units will be restricted to residents earning 60% of the Area Median Income (AMI) and below.

Unit Summary and LURA Breakdown						
Unit Type	Total Units	HCDD Restricted	30% AMI*	50% AMI*	60% AMI*	80% AMI*
Studio	45		5	9	18	13
One Bedroom	90		9	18	36	27
Total	135	69	14	27	54	40

Item III. Houston Area Women's Center (District D)



Item III. Houston Area Women’s Center (District D)

Sources	Amount	Uses	Amount
City of Houston Request (HOME-ARP Funds)	\$15,850,000.00	Hard Cost	\$24,059,700.00
Cash Equity	\$13,500,000.00	Soft Cost	\$3,391,742.00
Charitable contributions	\$3,965,696.00	Acquisition Cost	\$1,140,000.00
		Developer Fee	\$4,107,966.00
		Reserves	\$616,288.00
Total Source of Funds:	\$33,315,696.00	Total Project Cost:	\$33,315,696.00



PUBLIC SERVICES

Melody Barr, Deputy Assistant Director

Item III.a. The Coalition for the Homeless (All Districts)

An Ordinance authorizing a new Agreement between the City and The Coalition for the Homeless of Houston/Harris County, and

Providing up to \$130,000.00 in Community Development Block Grant (CDBG) funds,

For Strategic Homeless Planning services and activities.

Item III.a. The Coalition for the Homeless (All Districts)

The Coalition guides the development, advocacy, and coordination of community strategies against homelessness.

The Coalition collaborates with homeless services providers, affordable housing providers, community stakeholders, and others.

This allows for greater alignment in planning and decision-making for providing critical services within the homeless system.

Item III.a. The Coalition for the Homeless (All Districts)

The Coalition will address homelessness through:

Landlord engagement, stakeholder recruitment, encampment response strategies, needs assessments, gap analyses, and operations support.

The Coalition will serve as liaison at the city, state, and federal levels.

Item III.a. The Coalition for the Homeless (All Districts)

Category	Amount	Percentage
Services	\$117,631.05	90.5%
Administration	\$12,368.95	9.5%
Total	\$130,000.00	100%

This is a newly executed Agreement providing funding from February 1, 2022 – January 31, 2023.

The Coalition has received funding through the City for various grants since 2005.

Item III.b. The HEART Program (All Districts)

An Ordinance authorizing a Third Amendment to extend an Agreement between the City of Houston and Educational Programs Inspiring Communities, Providing up to \$400,000.00 in Community Development Block Grant (CDBG) funds,

For the administration and operation of a job training program serving 88 intellectually and/or developmentally disabled adults.

Item III.b. The HEART Program (All Districts)

The initial Agreement period was February 1, 2019 – January 31, 2020; The First Amendment was February 1, 2020 – January 31, 2021.

The Second Amendment extended the agreement to January 31, 2022. This Third Amendment will extend the term to January 31, 2023.

The H.E.A.R.T. Program has received CDBG funding through the City through various agreements since 2005.

Item III.b. The HEART Program (All Districts)

Category	Agreement Amount	Percentage
Program Services	\$352,000.00	88%
Program Administration	\$48,000.00	12%
Total	\$400,000.00	100.0%

As of November 30, 2021, the H.E.A.R.T. program has achieved 90% of its client goal and 120% of its client placement goal for its third-year term.

HEART had no findings in its most recent compliance monitoring.



Item III.c. Capital IDEA (All Districts)

An Ordinance authorizing a First Amendment to the Agreement between the City of Houston and Houston's Capital IDEA,

Providing up to \$253,236.00 in CDBG-DR17 funds for a workforce development program with case management services,

To serve a total of 210 low-to moderate-income Houston residents affected by Hurricane Harvey.

Item III.c. Capital IDEA (All Districts)

The initial term of this Agreement was July 1, 2020 – June 30, 2021.

There was a one-year administrative renewal approved to extend through June 30, 2022.

This First Amendment will provide funding for the remaining term of the renewal period.

Capital IDEA has received funding from HCDD since 2012.

Item III.c. Capital IDEA (All Districts)

Category	Agreement Amount	Percentage
Program Services	\$226,302.00	89.3%
Program Administration	\$26,934.00	10.7%
Total	\$253,236.00	100.0%

As of November 30, 2021, Capital IDEA exceeded its service goal by serving 155 of the 150 goal with no findings in its most current compliance monitoring.

DIRECTOR'S COMMENTS

Keith Bynam, Interim Director

Director's Comments

- Director's Comments, Keith W. Bynam, Interim Director
- Report on HCDD Financials, Temika Jones, Assistant Director & CFO
- HCDD Project Highlights

CDBG-DR 2017 Harvey Grant Update

Temika Jones, Assistant Director and CFO

Item III.D HCD Financial Update (CDBG-DR 2017 Harvey Grant Update)

Benchmark Progress for December 31, 2021		
Program	Amt of Benchmark	% Met
Buyout	\$ 16,740,000	36%
Econ Dev*	\$ 4,539,725	0%
HoAP	\$ 41,092,105	50%
Homebuyers	\$ 10,106,498	93%
Multifamily	\$ 135,015,142	72%
Planning	\$ 2,310,000	33%
Public Services	\$ 10,800,000	74%
Single Family*	\$ 6,000,000	0%
Small Rental*	\$ 2,500,000	0%
TOTAL	\$ 229,103,470	
<p><i>*The above programs did not have a performance benchmark for June 30, 2021. December 31, 2021 is the first performance benchmark.</i></p>		

Corrective Action Plan Update

Temika Jones, Assistant Director and CFO

Corrective Action Plan Update

Corrective Action Item	Status Update
Reduce future Admin spending and forecast Admin dollars needed to execute programs	In Progress – Finance working through FY22 Budget to reassess expenditures
Restructure HCDD and reporting lines to Other City Departments in consultation with Central HR	In Progress – Exec team to review HCDD Org Chart; Coordination with Central HR underway
Re-evaluate all staffing decisions approved by former Director	In Progress – Reviews by CFO and Interim Director underway
Align future expenditures with program spending	In Progress – Financial dashboards being reviewed to reflect projected program spend
Implement strike teams to focus on GLO submissions	In Progress – Strike team worked through submissions for October 28 th deadline, now focused on December 31 st benchmark
Timely submission of draw requests to GLO	In Progress – Teams met submission deadline of October 28 th deadline, now focused on December 31 st benchmarks. Finance team refining dashboard to track reimbursement progress

HCDD

Project Highlights

Keith Bynam, Interim Director

Virtual Fall Community Meeting 11.10.21



Each fall, HCDD holds community meetings to share our recent successes and provide information about our programs.

Virtual Fall Community Meeting 11.10.21



These Community Meetings also provide a forum for residents to express their concerns and needs.

Virtual Fall Community Meeting 11.10.21



HCDD expects to receive \$45M in federal funds next year to address housing and community issues.

Harmony House Progress as of 11.16.2021

602 Girard, Houston, TX 77007



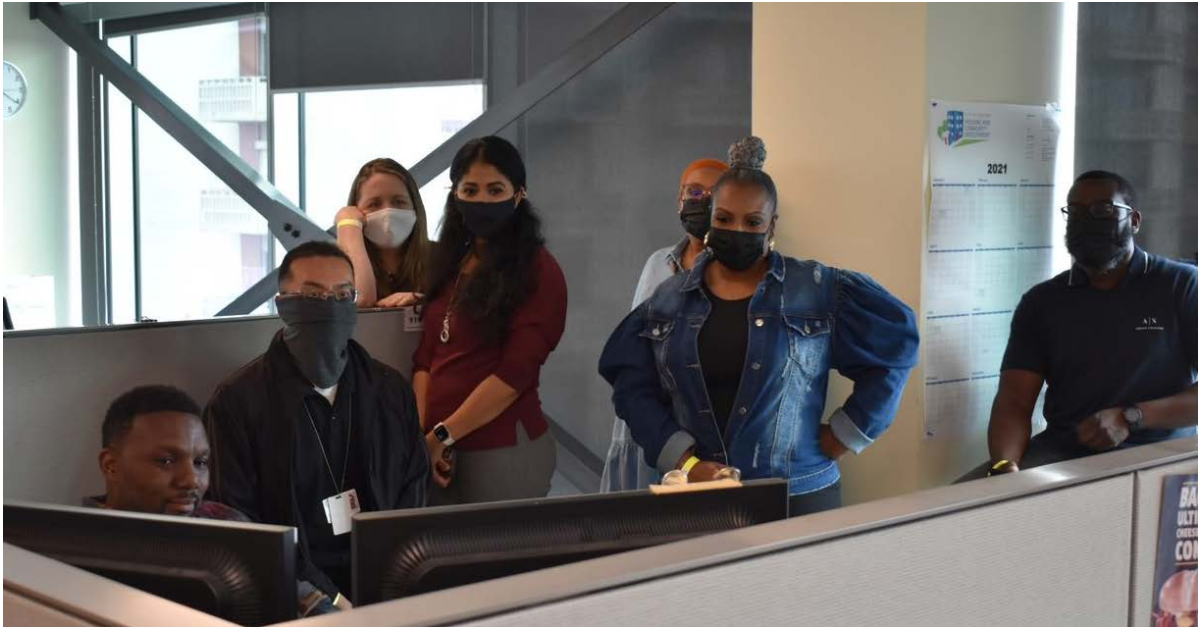
The City has invested \$6.8 million in Harmony House to provide homes and wrap-around services for working, previously homeless men.

HCDD's GIS Mapping Day 11.17.21



Staff were encouraged to stop in, grab a snack and learn how HCDD's Geographic Information System (GIS) team is supporting our mission.

HCDD's GIS Mapping Day 11.17.21



HCDD staff got a demonstration of the latest GIS technology.

HCDD's GIS Mapping Day 11.17.21



HCDD's amazing GIS team.

Key Exchange Crestville, Houston, TX 77033 (District D)



Key Exchange Crestville, Houston, TX 77033 (District D)



Key Exchange

Crestville, Houston, TX 77033 (District D)



HCDD Inspector Sean George celebrates completion of their new home with the Randell family.

Key Exchange

Carmen Street, Houston, TX 77033 (District D)



Key Exchange

Carmen Street, Houston, TX 77033 (District D)



Key Exchange

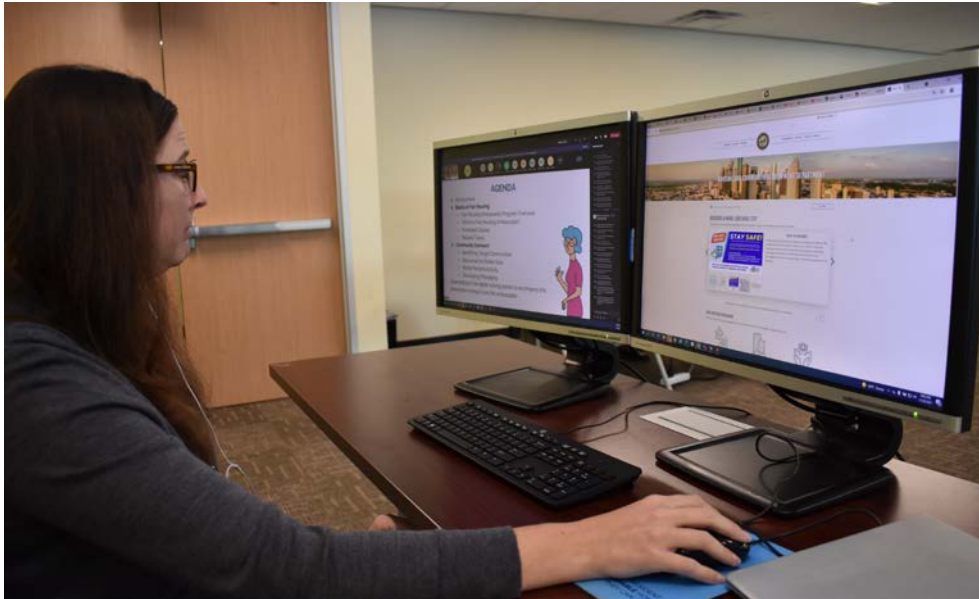
Carmen Street, Houston, TX 77033 (District D)



HCDD Inspector Sean George and JW Turner representative celebrate Mrs. Anderson's new home.

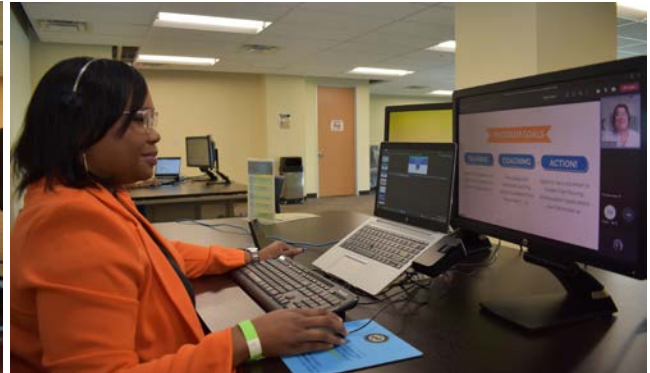
Fair Housing Ambassadors Training

11.30.2021



Housing Ambassadors connect their communities to the latest information and resources relating to fair housing.

Fair Housing Ambassadors Training 11.30.2021



Fair Housing Ambassadors receive training and help with events and outreach relating to fair housing.

<https://houstontx.gov/housing/fair-housing/ambassadors.html>

Hardy Yards NOFA Pre-Proposal Conference 12.09.2021



The Hardy Yards Workforce Homeownership NOFA Pre-Proposal Conference was conducted under the direction of Tywana Rhone through City Procurement provisions. Chrystal Boyce provided an overview of compliance monitoring.

Hardy Yards NOFA Pre-Proposal Conference 12.09.2021



Jeremiah Rivera prepared and moderated the informative session, which was attended by 60 participants via Teams, Facebook and other social media.

Hardy Yards NOFA Pre-Proposal Conference 12.09.2021



Ray Miller, Steve Harris, and Olivia Bush responded to posted questions from the audience and fielded technical questions.

HCDD Production Report

Temika Jones, Assistant Director and CFO

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

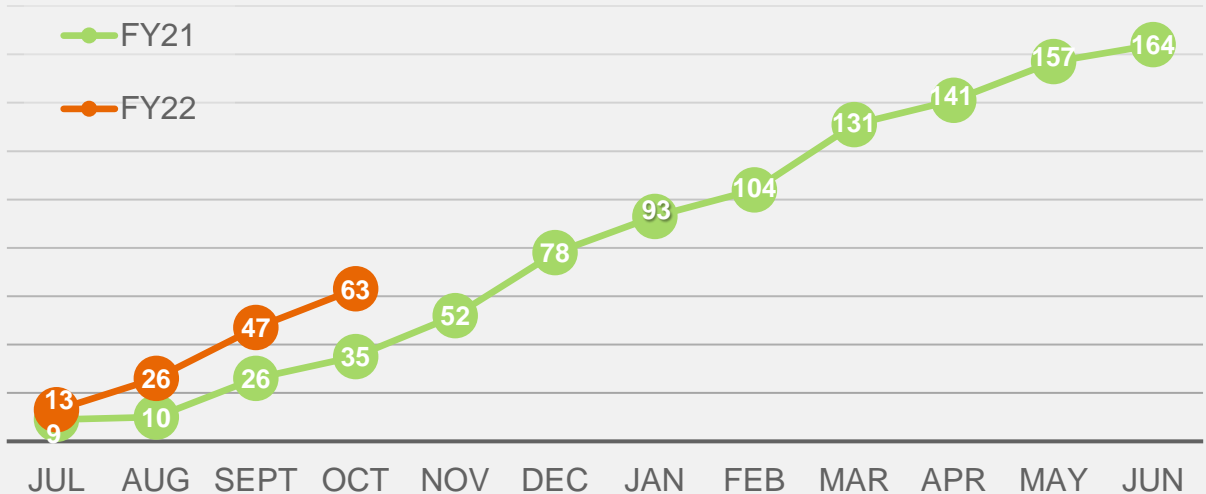
Call in on the following numbers:

832-394-6912 • 832-394-6227 • 832-394-6126



Homebuyer Assistance Program

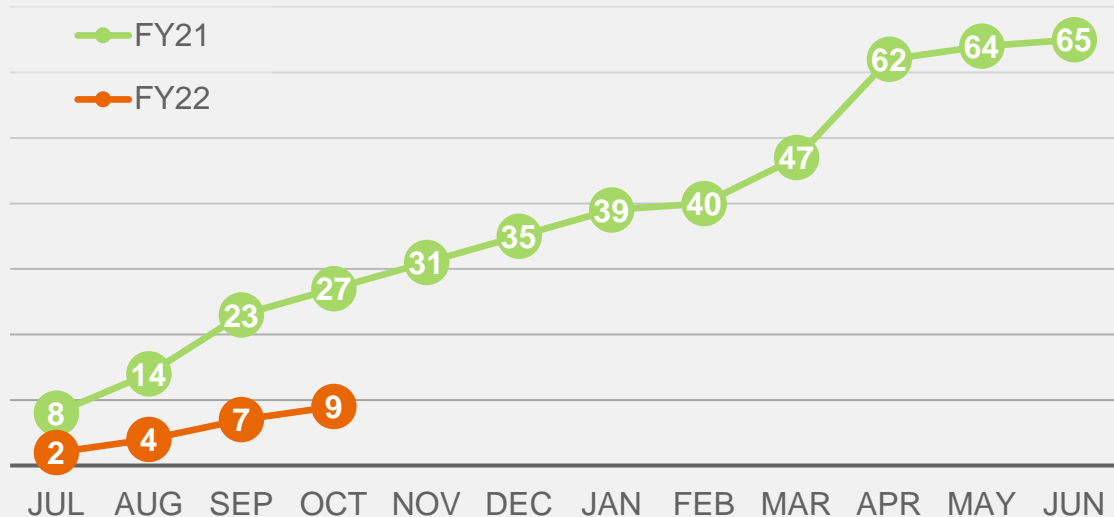
(Fiscal Year - cumulative totals)



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

Single Family Home Repair Program

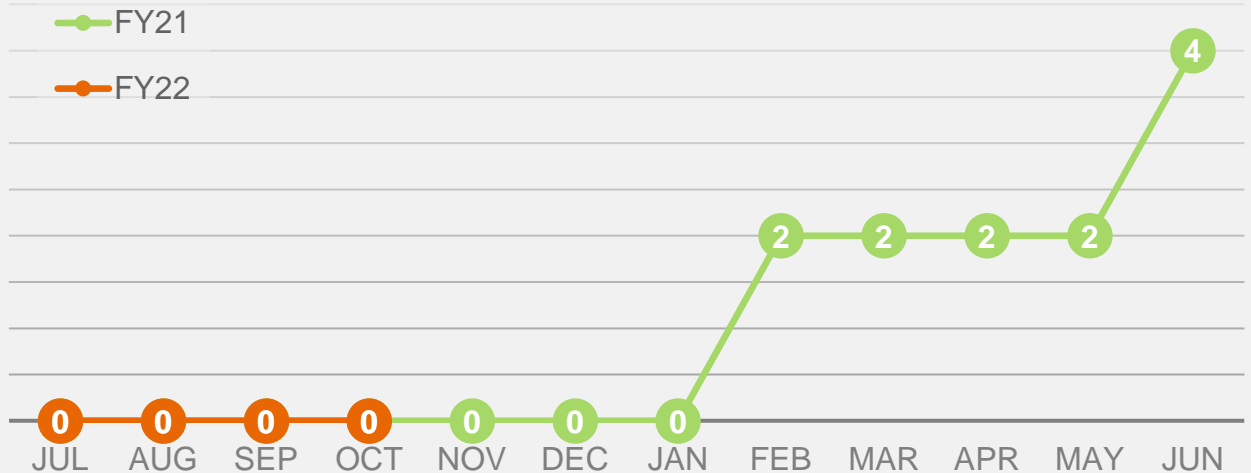
(Fiscal Year – cumulative totals)



The HRP repairs and reconstructs existing homes for homeowners.

New Home Development Program

(Fiscal Year – cumulative totals)



NHDP builds new homes for sale at affordable prices

Other Programs

(Fiscal Year)



28

Projects under construction

Multifamily (FY22)

0

Projects completed

Multifamily (FY22)

9

Projects under construction

Public Facilities (FY22)

0

Projects completed

Public Facilities (FY22)



Other Programs

(Fiscal Year 2022)



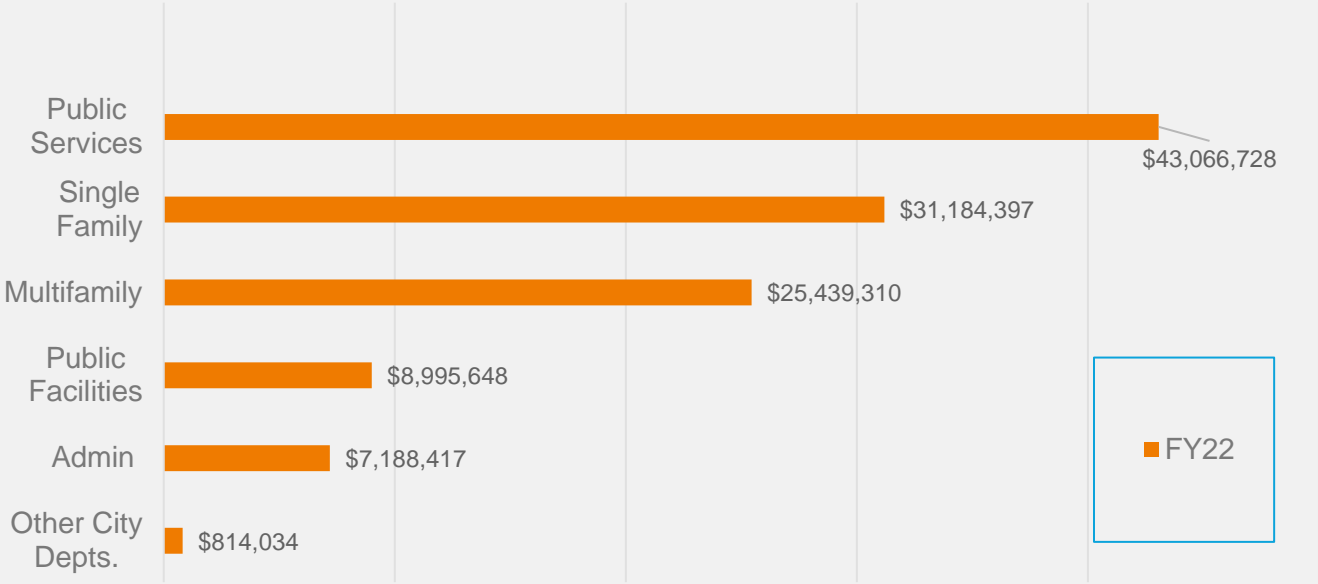
61,592

Persons Served

Public Services

As of October 2021

Spending by Program Area FY22 (as of October 2021)



Total spending: \$116,688,534

Comments & Questions

