



Housing and Community Affairs Committee

Keith W. Bynam, Director
December, 2022



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

- II. Compliance & Grant Administration
- III. Single Family
- IV. Public Facilities
- V. Public Services
- VI. Director's Comments
- VII. Public Comments

II. COMPLIANCE & GRANT ADMINISTRATION

Kennisha London, Assistant Director

II.a. Substantial Amendment (HOME-ARP) (All Districts)

An Ordinance authorizing a Substantial Amendment to the HOME Investment Partnership American Rescue Plan (HOME-ARP) Grant Funds budget transferring \$6,700,000.00 from Acquisition and the Development of Non-Congregate Shelters activity to Supportive Services activity.

II.a. Substantial Amendment (HOME-ARP) (All Districts)

In accordance with HUD's Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted in the Plan(s).

II.a. Substantial Amendment (HOME-ARP) (All Districts)

HOME Investment Partnership – American Rescue Plan Funds		
Activity	Decrease	Increase
The HOME-ARP Budget is Amended as follows:		
Acquisition and Development of Non-Congregate Shelters	(\$6,700,000.00)	
Supportive Services		\$6,700,000.00
Total HOME-ARP Budget Changes:	(\$6,700,000.00)	\$6,700,000.00

II.b. Substantial Amendment (CDBG-CV) (All Districts)

An Ordinance authorizing a Substantial Amendment to the Community Development Block Grant Coronavirus (CDBG-CV) Grant funds budget, transferring \$5,353,012.00 from Public Services activity to Public Facilities activity.

II.b. Substantial Amendment (CDBG-CV) (All Districts)

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law-116-136, authorized a special allocation of CDBG-CV, Housing Opportunities for Persons with HIV/AIDS - Coronavirus (HOPWA-CV), and Emergency Shelter Grant - Coronavirus (ESG-CV) to states and local jurisdictions to prevent, prepare for, and respond to COVID-19.

II.b. Substantial Amendment (CDBG-CV) (All Districts)

Community Development Block Grant – Coronavirus Funds		
Activity	Decrease	Increase
The CDBG-CV Budget is Amended as follows:		
Public Services	(\$5,353,012.00)	
Public Facilities		\$5,353,012.00
Total CDBG-CV Budget Changes:	(\$5,353,012.00)	\$5,353,012.00

II.c. Substantial Amendment (HOME) (All Districts)

An Ordinance authorizing a Substantial Amendment to receive \$4,117,347.69 of additional program income for the HOME Investment Partnership (HOME) Grant Funds 2021 Program Year.

II.c. Substantial Amendment (HOME) (All Districts)

In accordance with HUD's Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted in the Plan(s).

II.c. Substantial Amendment (HOME) (All Districts)

HOME Investment Partnership Program			
HOME Activities	Current Allocation	Program Income Increase	Revised Allocation
The HOME PY 2021 Budget is Amended as follows:			
Program Administration	\$1,043,272.00	\$411,734.77	\$1,455,006.77
Multifamily Development	\$4,545,140.00	\$3,200,000.00	\$7,745,140.00
Multifamily Development Delivery Costs	\$598,383.00	\$373,618.47	\$972,001.47
Single-Family Development Costs	\$200,000.00	\$131,994.45	\$331,994.45
Total:	\$6,386,795.00	\$4,117,347.69	\$10,504,142.69

III. SINGLE FAMILY

Cedrick LaSane, Assistant Director

III.a. A Caring Safe Place (All Districts)

An Ordinance authorizing a First Amendment to the Developer Agreement to add state law compliance provisions and extend the time of performance thereunder for the City of Houston Community Housing Development Organization (CHDO) Single-Family Home Development Program to be executed by the City of Houston and A Caring Safe Place, Inc.



III.a. A Caring Safe Place (All Districts)

The Community Housing Development Organization (CHDO) Single-Family Home Development Program administers newly constructed affordable-family homes for sale to eligible low- and moderate-income (LMI) homebuyers and expands nonprofit housing providers' capacity.

III.a. A Caring Safe Place (All Districts)

On December 9, 2020, by Ordinance No. 2020-1074, City Council approved the use of a Developer Agreement for the City of Houston and A Caring Safe Place, Inc. (Developer) providing \$2,286,00.00 in HOME Investment Partnerships Program.

Development will consist of up to nine affordable single-family homes, which may include Elder Cottage Housing Opportunity accessory buildings, in the Settegast Super Neighborhood.

III.b. Change Happens CDC (All Districts)

An Ordinance authorizing a First Amendment to the Developer Agreement to add state law compliance provisions and extend the time of performance thereunder for the City of Houston and Change Happens Community Development Corporation, (CDC).

III.b. Change Happens CDC (All Districts)

The Community Housing Development Organization (CHDO) Single-Family Home Development Program administers newly constructed affordable-family homes for sale to eligible low- and moderate-income (LMI) homebuyers and expands nonprofit housing providers' capacity.

III.b. Change Happens CDC (All Districts)

On December 9, 2020, by Ordinance No. 2020-1075, City Council approved a Developer Agreement for the City of Houston and Change Happens CDC (Developer) providing \$2,100,000.00 of HOME Investment Partnership program funds.

For the development eight affordable single-family homes, two of which may include Elder Cottage homes in the Settegast and Acres Homes Super Neighborhood.

III.c. Houston Community Land Trust Agreement (All Districts)

An Ordinance authorizing a Grant Agreement between the City of Houston and the Houston Community Land Trust (HCLT) providing \$1,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds (2430) and \$98,789.68 in TIRZ Affordable Housing Funds (2409) for HCLT activities and the administration of the Uptown TIRZ Series 2021 Affordable Homes Funds (2430) subsidized Homebuyer Choice Program.

III.c. Houston Community Land Trust Agreement (All Districts)

HCLT is a community-based organization incorporated in 2018 with the goal of preserving home affordability, increasing economic diversity, providing housing choice, and leveraging housing resources within the City of Houston through the stewardship of land and affordable housing through long-term renewable ground leases.

III.c. Houston Community Land Trust Agreement (All Districts)

By a letter from the U.S. Department of the Treasury, dated May 29, 2019, HCLT received an exemption from federal income tax under Internal Revenue Code Section 501(c)3.

HCD has determined that the Administrative Costs and Program Delivery Costs that will be reimbursed for the HCLT Activities in the Grant Agreement will provide affordable housing as required by Chapter 311 of the Texas Tax Code.

III.c. Houston Community Land Trust Agreement (All Districts)

HCLT’s activities are conducted for the provision of affordable housing in compliance with Section 311.011(f) of Chapter 311 of Vernon’s Texas Tax Code Annotated, entitled the “Tax Increment Financing Act” (Affordable Housing Purposes).

HCLT will notify the City if it expects to conduct activities for purposes other than affordable housing, and agrees that TIRZ funds shall not pay for costs other than Affordable Housing.

IV. PUBLIC FACILITIES

Ana Martinez, Deputy Assistant Director

IV. Buffalo Bayou Partnership – Marron Park Way (District H)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Buffalo Bayou Partnership (BBP) for Marron Park Way.

This project is part of the Department of Housing and Urban Development's Community Development Block Grant Mitigation program (CDBG – MIT) to mitigate future flooding through the development of underground storm drainage.

IV. Buffalo Bayou Partnership – Marron Park Way (District H)

This project will improve the current infrastructure flow by assisting road runoff to follow upstream and tie-in to a storm sewer line that outfalls directly into Buffalo Bayou.

This outfall will be sized to convey the 100-year storm flows for Marron Park way and future development within the overall Lockwood South development.

IV. Buffalo Bayou Partnership – Marron Park Way (District H)

The project is located between N. York and Lockwood Drives, on the south side of Buffalo Bayou in Houston’s Second Ward neighborhood.

Specifically, the approximate 2,000 linear foot segment of road, infrastructure, and improvements extending east from Drennan Street to west of the intersection of the future Lockwood Park Lane at Marron Park Way.

IV. Buffalo Bayou Partnership – Marron Park Way (District H)

The Agreement between the City and Buffalo Bayou Partnership entails the land acquisition for the new public right-of-way and construction of the segment of this new neighborhood collector street, new and enhanced public utilities.

This includes previously identified stormwater infrastructure, multimodal trails and sidewalks for pedestrians and cyclists, and park-like landscaping and amenities for the approximate 2,000-foot-long corridor.

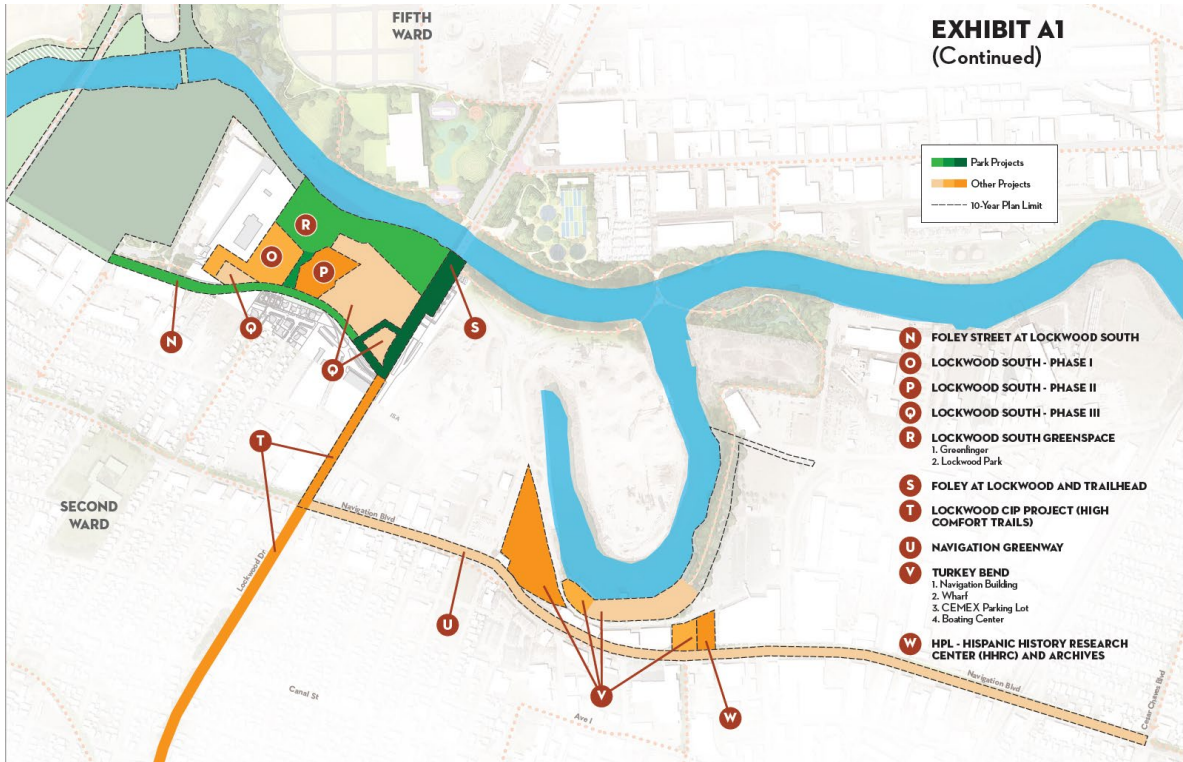
IV. Buffalo Bayou Partnership – Marron Park Way (District H)

The roadway and improvements form of a 22-foot-wide concrete roadway consisting of two (2) 11-foot lanes with 6” curb, gutter and storm infrastructure.

The roadway section will be graded at a 2% slope from south to north and all storm sewer inlets will be placed on the north side curb to maximize storm infrastructure cost-ratio and efficiency.

The total requested amount to be appropriated is \$6,922,182.00.

IV. Buffalo Bayou Partnership – Marron Park Way (District H)



V. PUBLIC SERVICES

Melody Barr, Deputy Assistant Director

V.a. Coalition for the Homeless MOU (All Districts)

An Ordinance authorizing a Memorandum of Understanding (MOU) between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition), for use of the Coordinated Entry System (CE System) for eligible clients served with HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) funding.

V.a. Coalition for the Homeless MOU (All Districts)

This MOU will ensure the CE System maintains compliance with applicable federal laws, regulations and guidelines promulgated by the U.S. Department of Housing and Urban Development (HUD).

V.a. Coalition for the Homeless MOU (All Districts)

As the Lead Agency for The Way Home Houston, the Coalition is responsible for the operation and maintenance of the CE System to ensure that clients have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.

V.a. Coalition for the Homeless MOU (All Districts)

The City did not establish a prioritization of populations to be served through the approved HOME-ARP Annual Action Plan Amendment and the existing CE System will be used.

HOME-ARP funding has four Qualifying Populations defined within HUD's Notice CPD-21-10.

V.a. Coalition for the Homeless MOU (All Districts)

This MOU formally acknowledges the unique Qualifying Population definitions for HOME-ARP funding and that the CE System will expand the eligibility to include the following unique definitions when used in conjunction with HOME-ARP supported projects or activities.

V.a. Coalition for the Homeless MOU (All Districts)

1. Homeless as defined in 24 CFR 91.5;
2. At risk of Homelessness as defined in 24 CFR 91.5;
3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking and,
4. Other populations who do not qualify under any of the populations above but meet one of the following criteria:
 - A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness
 - B. Those At Greatest Risk of Housing Instability

V.a. Coalition for the Homeless MOU (All Districts)

This MOU does not require any monetary compensation to the City or the Coalition and will be effective from the date of countersignature through September 30, 2030, (unless grant is terminated, or HOME-ARP funding is exhausted before contract end date.)

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

There were no findings in the most recent annual compliance monitoring.

V.b. Homeless Housing Services Program Grant (All Districts)

An Ordinance authorizing the City to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA), accepting \$1,277,839.00 general allocation of Homeless Housing Services Program (HHSP) funds for activities addressing homelessness.

V.b. Homeless Housing Services Program Grant (All Districts)

Allowable activities include:

Construction, development, or procurement of housing for homeless persons; rehabilitation of structures for the homeless,

Direct services and case management to homeless persons or persons at-risk of homelessness;

Other homelessness-related activities as approved by the TDHCA.

V.b. Homeless Housing Services Program Grant (All Districts)

This MOU does not require compensation to the City or the Coalition and will be effective from the date of countersignature through September 30, 2030, (unless grant is terminated, or HOME-ARP funding is exhausted before contract end date.)

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

There were no findings in the most recent annual compliance monitoring.

V.b. Homeless Housing Services Program Grant (All Districts)

An Ordinance allocating the accepted HHSP funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.



V.c. Homeless Housing Services Program Youth Set Aside Grant (All Districts)

An Ordinance authorizing the City of Houston to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA) accepting \$401,908.00 of Homeless Housing Services Program (HHSP) funds to address youth homelessness.



V.c. Homeless Housing Services Program Youth Set Aside Grant (All Districts)

The youth set-aside must be used by the City on activities addressing homelessness in youth-headed households such as:

Essential services, street outreach and transitional living; direct services and case management; or other homelessness-related activities as approved by the TDHCA.

V.c. HHSP Youth Set Aside Grant (All Districts)

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.



V.c. HHSP Youth Set Aside Grant (All Districts)

An Ordinance allocating the accepted HHSP funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

DIRECTOR'S COMMENTS

Keith W. Bynam, Director

Director's Comments

Intro/Overview

Keith W. Bynam, Director

CDBG-DR17 Update and HCD Production Report

Temika Jones, Assistant Director and CFO

HCDD Project Highlights,

Keith W. Bynam, Director



CDBG-DR 2017 Harvey Grant Update

Temika Jones, Assistant Director and CFO

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

As of December 19, 2022 (Revised – incorporates budget reductions)

	REVISED December 31, 2022 Benchmark	REVISED % Benchmark Met	Approved	Submitted
Admin	\$ -		\$ 2,538,753.25	\$ 12,103,613.72
Buyout	\$ 33,480,000.00	91%	\$ 30,443,418.37	\$ 30,448,818.37
Economic Development	\$ 11,333,342.40	91%	\$ 10,328,161.97	\$ 12,872,772.73
HoAP	\$ 65,729,085.45	65%	\$ 42,741,553.05	\$ 71,649,777.41
Homebuyers	\$ 11,028,600.00	118%	\$ 13,027,082.45	\$ 14,867,096.78
Multifamily	\$ 240,513,451.20	73%	\$ 176,644,686.08	\$ 197,096,003.38
Planning	\$ 11,550,000.00	13%	\$ 1,510,740.11	\$ 1,510,740.11
Public Services	\$ 9,000,000.00	181%	\$ 16,269,149.62	\$ 16,327,539.02
Single Family	\$ 27,000,000.00	111%	\$ 29,931,396.72	\$ 42,491,433.04
Small Rental	\$ 6,471,711.50	5%	\$ 297,947.62	\$ 1,317,385.06
Grand Total	\$ 416,106,190.55		\$ 323,732,889.24	\$ 400,685,179.62

Item III.D HCD Financial Update

(CDBG-DR 2017 Harvey Grant Update)

GLO Budget Update

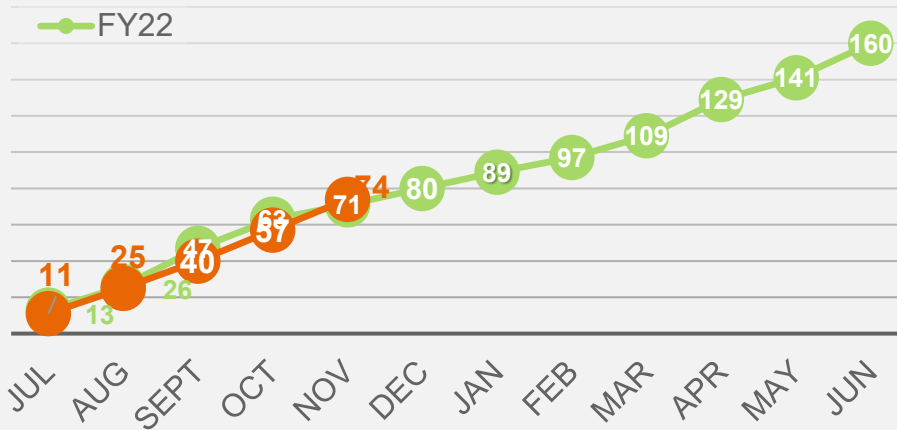
	Original Budget	GLO Proposed Budget	Reduction
Admin			\$ -
Buyout	\$ 55,800,000	\$ 55,800,000	\$ -
Economic Development	\$ 30,264,834	\$ 18,888,904	\$ 11,375,930
Homebuyers	\$ 33,688,328	\$ 18,381,000	\$ 15,307,328
HoAP	\$ 82,184,209	\$ 69,188,511	\$ 12,995,698
Multifamily	\$ 450,050,472	\$ 400,855,752	\$ 49,194,720
Planning	\$ 23,100,000	\$ 23,100,000	\$ -
Public Services	\$ 60,000,000	\$ 20,000,000	\$ 40,000,000
Single Family	\$ 60,000,000	\$ 60,000,000	\$ -
Small Rental	\$ 25,000,000	\$ 12,943,423	\$ 12,056,577
Grand Total	\$ 820,087,843	\$ 679,157,590	\$ 140,930,253

HCD Production Report

Temika Jones, Assistant Director and CFO

Homebuyer Assistance Program

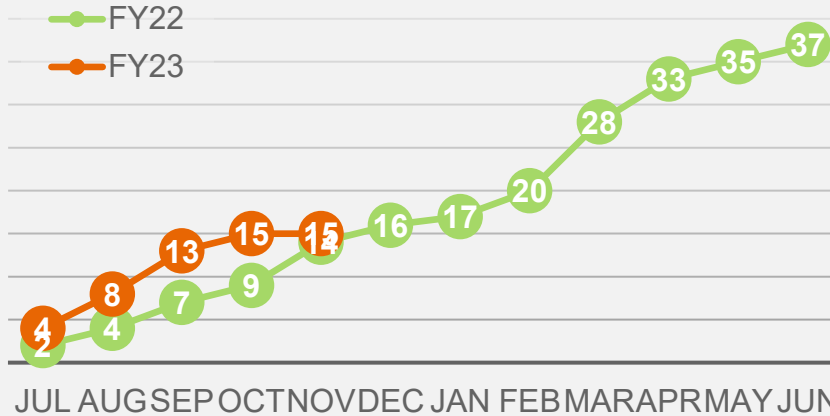
(Fiscal Year - cumulative totals)



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.

Other Programs

(Fiscal Year)

2

Projects under
construction
Multifamily (FY23)

0

Projects completed
Multifamily (FY23)

1

Projects under
construction
Public Facilities (FY23)

0

Projects completed
Public Facilities (FY23)

HCD

Project Highlights

Keith W. Bynam, 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



Groundbreaking: Lockwood on Buffalo Bayou 12/3/2022 - District I



Groundbreaking: Lockwood on Buffalo Bayou 12/3/2022 - District I



Groundbreaking: Lockwood on Buffalo Bayou 12/3/2022 - District I



Groundbreaking: Lockwood on Buffalo Bayou 12/3/2022 - District I



Groundbreaking: Lockwood on Buffalo Bayou 12/3/2022 - District I



Fall 2022 Community Meeting 11/30/2022 Northside Village – District H



HCD Director Keith W. Bynam welcomes participants.

Fall 2022 Community Meeting

11/30/2022 Northside Village – District H



Fall 2022 Community Meeting

11/30/2022 Northside Village – District H



Fall 2022 Community Meeting

11/30/2022 Northside Village – District H



Fall 2022 Community Meeting 11/30/2022 Northside Village – District H



Fall 2022 Community Meeting 11/30/2022 Northside Village – District H



Mayor's Citywide Communications Meeting 11/29/2022 City Hall



Mayor's Citywide Communications Meeting 11/29/2022 City Hall



Mayor Turner makes his opening remarks.

Mayor's Citywide Communications Meeting 11/29/2022 City Hall



HCD's Dr. Shanta Harrison stresses a point.

Mayor's Citywide Communications Meeting 11/29/2022 City Hall



HCD Communications & Outreach Team participants.

HCD Holiday Celebration 12/15/2022



HCD's Finance Team poses for a photo by the tree...

HCD Holiday Celebration

12/15/2022



Christmas Tree decorating and cup stacking contests got everyone in the holiday spirit.

HCD Holiday Celebration 12/15/2022



Ugly holiday sweaters were everywhere...

HCD Holiday Celebration 12/15/2022



Festive outfits of all kinds proved that Christmas was in the air...

HCD Holiday Celebration 12/15/2022



Holiday food and gifts rounded out a festive day at HCD...

Update: Regency Lofts

3232 Dixie Road, Houston, 77021 (District D)

99% Complete as of December, 2022

120 Total Units, 102 Restricted

Total Project Cost: \$35,000,000.00

HCD Funding: \$14,000,000.00 (CDBG-DR17)

Developer: DWR Development Group

Architect: Mucasey & Associates

Lender: Amegy Bank

Update: Regency Lofts

3232 Dixie Road, Houston, 77021 (District D)



**Update: 2100 Memorial
2100 Memorial, Houston, 77007 (District H)**

21% Complete as of December, 2022

Total Number of Units: 196

Total Restricted Units: 100 (30% - 80% AMI)

Total Project Cost: \$61,799,200.00

HCD Funding: \$25,000,000.00

(CDBG-DR17, Tax Credits)

Developer: HHA/Columbia Residential

Update: 2100 Memorial

2100 Memorial, Houston, 77007 (District H)



Update: 2100 Memorial

2100 Memorial, Houston, 77007 (District H)



Update: 900 Winston

900 Winston, Houston, 77009 (District H)

100% Complete as of October, 2022

Total Number of Units: 114

Total Restricted Units: 102 (30% - 80% AMI)

Total Project Cost: \$31,465,057.00

HCD Funding: \$11,230,000.00

(CDBG-DR17)

Developer: Magellan Housing

Update: 900 Winston

900 Winston, Houston, 77009 (District H)



Update: Temenos Place

1703 Gray Houston, 77003 (District D)

52% Complete as of December, 2022

Total Number of Units: 94

Total Restricted Units: 94 (30% - 80% AMI)

Total Project Cost: \$32,596,735.00

HCD Funding: \$12,500,000.00

(HOME, Bond, CDBG DR-17, 4% HTC)

Developer: Temenos CDC

Update: Temenos Place 1703 Gray Houston, 77003 (District D)



Update: Sunrise Lofts

3103 McKinney, Houston, 77003 (District I)

68% Complete as of December, 2022

Total Number of Units: 89

Total Restricted Units: 87 (30% - 80% AMI)

Total Project Cost: \$27,790,053.00

HCD Funding: \$1,560,000.00 (HOME)

**Developer: Tejano Center for Community
Concerns**

Update: Sunrise Lofts

3103 McKinney, Houston, 77003 (District I)



Update: The Citadel

3345 Elgin, Houston, 77004 (District D)

59% Complete as of October, 2022

Total Number of Units: 74

Total Restricted Units: 67 (30% - 80% AMI)

Total Project Cost: \$25,089,743.00

HCD Funding: \$10,250,000.00 (CDBG DR-17)

Developer: Change Happens CDC

Update: The Citadel

3345 Elgin, Houston, 77004 (District D)



Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)

53% Complete as of December, 2022

Total Number of Units: 120

Total Restricted Units: 120 (30% - 80% AMI)

Total Project Cost: \$33,794,447.00

HCD Funding: \$13,200,000.00 (CDBG - DR17)

Developer: Houston Area CDC/New Hope Housing

Architect: Garcia Associates, Architects, LLC.

Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)



Update: Heritage Senior Residences

1102 Moy, Houston, 77007 (District C)

88% Complete as of December, 2022

Total Number of Units: 135

Total Restricted Units: 94 (30% - 80% AMI)

Total Project Cost: \$40,356,370.00

HCD Funding: \$14,350,000.00 (CDBG - DR17)

Developer: Ensemble Holdings, LLC.

Architect: Mucasey & Associates Architects

Update: Heritage Senior Residences 1102 Moy, Houston, 77007 (District C)



Update: The Navigation Center

2903 Jensen Drive, Houston, 77026 (District B)

Public Facilities Rehabilitation

85% Complete as of December, 2022

Total Project Cost: \$3,500,000.00

HCD Funding: \$3,500,000.00 (ESG-CV)

**Developer: The Coalition for the Homeless of
Houston/Harris County**

Architect: Curry Boudreaux Architects

Update: The Navigation Center

2903 Jensen Drive, Houston, 77026 (District B)



Update: Bethune Empowerment Center **2500 S. Victory, Houston, 77088 (District B)**

Public Facilities Rehabilitation

85% Complete as of December, 2022

National Objective: LMA

Total Project Cost: \$4,131,000.00

HCD Funding: \$4,000,000.00 (CDBG)

Developer: Houston Business Development Inc.

Architect: Moody Nolan

Update: Bethune Empowerment Center 2500 S. Victory, Houston, 77088 (District B)





For More Info on HCD's Projects...

<https://www.flickr.com/photos/houstonhcdd>

2100 Travis Street, 9th Floor

Houston, TX 77002

832-394-6200

hcdd@houstontx.gov

