



Housing and Community Affairs Committee

Keith W. Bynam, Director
March 21, 2023



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

- I. Welcome/Introductions
- II. Planning and Grant Reporting
- III. Large Tract (AHDP)
- IV. Public Services
- V. Homeowner Assistance Program
- VI. Director's Comments
- VII. Public Comments

II. PLANNING and GRANT REPORTING

Derek Sellers, Deputy Director

II. Submission of 2023 Annual Action Plan (All Districts)

An Ordinance authorizing the submission of the 2023 Annual Action Plan to the U.S. Department of Housing and Urban Development, for \$52,387,425.00 in federal entitlement funds including: CDBG, HOME HOPWA, and ESG program grants, and \$281,336.00 in Program Income, for income-eligible residents during HUD Program Year 2023 (July 1, 2023 – June 30, 2024); and the execution of all relevant documents between the City and HUD by the Mayor, or the Mayor's designee.

Federal Entitlement Grants

CDBG

Community Development
Block Grant

- Housing
- Public services
- Public facilities
- Economic Development

HOME

HOME Investment
Partnerships Grant

- Affordable homes for:
- Renters
 - Owners

HOPWA

Housing Opportunities
for Persons with AIDS

Housing & social services for persons with HIV/AIDS and their families

ESG

Emergency
Solutions Grant

- Shelter and support services for:
- Homeless persons
 - Persons at-risk of homelessness

2023 Entitlement Grant Allocations

Total:
\$52,387,425*

CDBG

Community Development
Block Grant

\$24,998,193*

HOME

HOME Investment
Partnerships Grant

\$11,966,052*

HOPWA

Housing Opportunities for
Persons with AIDS

\$13,293,296

ESG

Emergency
Solutions Grant

\$2,129,884

PY 2023 Allocations are based on HUD Allocations published on 02/27/2023.

**Includes Program Income of \$281,336 (CDBG - \$ 157,393 and HOME - \$ 123,943)*



2023 Grant Allocation

Community Development Block Grant

| CDBG | AMOUNT | PERCENT |
|------------------------------------|----------------------|---------------|
| Public Services | \$ 3,692,169 | 14.7% |
| ESG Match | \$ 500,000 | 2.0% |
| Public Facilities and Improvements | \$ 5,014,832 | 20.1% |
| Home Repair | \$ 5,324,615 | 21.3% |
| Homeownership Assistance | \$ 2,049,783 | 8.2% |
| Lead-Based Paint | \$ 192,167 | 0.8% |
| Economic Development | \$ 500,000 | 2.0% |
| Code Enforcement | \$ 2,724,989 | 10.9% |
| Program Administration | \$ 4,999,638 | 20.0% |
| TOTAL | \$ 24,998,193 | 100.0% |



2023 Grant Allocation

HOME Investment Partnerships Grant



| HOME | AMOUNT | PERCENT |
|---|---------------------|---------------|
| Multifamily Home Rehabilitation and Development | \$ 8,643,130 | 72.2% |
| Single Family Housing Development | \$ 2,126,317 | 17.8% |
| Administration | \$ 1,196,605 | 10.0% |
| TOTAL* | \$11,966,052 | 100.0% |



2023 Grant Allocation

Housing Opportunities for Persons with AIDS



| HOPWA | AMOUNT | PERCENT |
|--|---------------------|---------------|
| Operating Costs | \$ 1,708,896 | 12.9% |
| Supportive Services | \$ 2,278,528 | 17.1% |
| Project or Tenant Based Rental Assistance | \$ 5,126,688 | 38.6% |
| Short-term Rent, Mortgage, & Utility Subsidies | \$ 2,982,902 | 22.4% |
| Resource Identification | \$ 227,853 | 1.7% |
| Grantee Administration | \$ 398,798 | 3.0% |
| Sponsor Administration | \$ 569,631 | 4.3% |
| TOTAL | \$13,293,296 | 100.0% |



2023 Grant Allocation

Emergency Grant Solution



| ESG | AMOUNT | PERCENT |
|--|---------------------|---------------|
| Homeless Management Information System | \$ 85,313 | 4.0% |
| Emergency Shelter | \$ 1,012,328 | 47.5% |
| Homeless Prevention | \$ 366,339 | 17.2% |
| Rapid Rehousing | \$ 506,164 | 23.8% |
| Administration | \$ 159,740 | 7.5% |
| TOTAL | \$ 2,129,884 | 100.0% |



2023 Annual Action Plan

30-day public comment period for the Draft 2023 Annual Action Plan

- **Comment Period:** March 14 – April 13, 2023

- **Ways to Comment:**

Online: bit.ly/2023AAP

Email: HCDPlanning@Houstontx.gov

Voicemail: 832-394-5400

Mail: HCD

Attn: Planning & Grants Reporting
2100 Travis St., 9th Floor
Houston, TX 77002





SPRING COMMUNITY MEETINGS

In-Person

Tuesday, March 28, 2023 at 6pm
Acres Homes Multi-Service Center
6719 W Montgomery Rd
Houston, TX 77091

Interactive Open House & Activities
with HCD Staff

Virtual*

Thursday, March 30, 2023 at 3pm
English: bit.ly/2023SPH
Spanish: bit.ly/2023SPH-Spanish

Audio Lines: 1-936-755-1521
English ID: 103 305 474#
Spanish ID: 795 643 572#

For questions or more information, email HCDPlanning@houstontx.gov

* Also viewable on Facebook Live: [@HoustonHCD](https://www.facebook.com/HoustonHCD) & [@HoustonTelevision](https://www.facebook.com/HoustonTelevision)
HTV: Comcast (Ch. 16); Phonoscope (Ch. 73 & 99); Suddenlink (Ch. 14); AT&T U-verse (Ch. 99)

III. AFFORDABLE HOME DEVELOPMENT PROGRAM (Large Tract)

Olivia Bush, Division Manager

III.a. Gulfgate Redevelopment Authority (TIRZ 8) (District D)

An Ordinance authorizing an Interlocal Agreement between the City of Houston (City) and the Gulfgate Redevelopment Authority (TIRZ 8) and, Appropriating a total of \$6,000,000.00 of Uptown TIRZ Series 2021 Affordable Homes Funds, For the construction of a sanitary sewer trunkline on Madden Road between Mykawa Road and Martindale Road.

III.a. Gulfgate Redevelopment Authority (TIRZ 8) (District D)

Under the Large Tract Development Division's Affordable Home Development Program (AHDP), the Interlocal Agreement will authorize TIRZ 8 to design and construct a sanitary sewer trunkline.

Total estimated construction costs are \$12,758,331.73 which includes mobility, drainage, sanitary sewer, sidewalks, and landscaping.

HCD's contribution to the Madden Lane Reconstruction Project will facilitate the development of 1,235 affordable homes.

III.a. Gulfgate Redevelopment Authority (TIRZ 8) (District D)

HCD's AHDP is funding this project to increase affordable single-family homeownership opportunities for income-eligible households earning between 60% and 120% of the Area Median Income (AMI).

This project is aligned with the City's efforts to invest in creating affordable housing opportunities throughout Houston.

III.a. Gulfgate Redevelopment Authority (TIRZ 8) (District D)

| Development | Developer/Builder | Affordable Homes |
|--|--------------------------------|------------------|
| Peluda/El Tesoro | LGI Homes Texas LLC | 793 |
| Pineapple Square | Texas Group Land & Development | 81 |
| Webercrest Heights | Meritage Homes | 121 |
| Zuri Gardens & Garver Gardens | Cole Klein/DR Horton | 240 |
| Total | | 1,235 |

III.b. Cole Klein Builders Developments (Districts D & B)

An Ordinance authorizing an Agreement between the City of Houston (City) and Cole Klein Builders (Cole Klein) and,

Providing a non-amortizing, forgivable loan of \$3,100,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds,

To finance the infrastructure for three single-family developments to be located in North and Southeast Houston.

III.b. Cole Klein Builders Developments (Districts D & B)

| Sources | Amount | Uses | Amount |
|-----------------------------|------------------------|-------------------------|------------------------|
| TIRZ - Bond | \$1,063,435.97 | Land Acquisition | \$5,820,000.00 |
| City of Houston - DPC (HPW) | \$2,168,097.13 | Site Work | \$5,929,134.72 |
| TIRZ 8 Reimbursement | \$1,507,409.15 | Hard Construction Costs | \$12,449,134.72 |
| MUD 8 Reimbursement | \$4,500,908.64 | Soft Costs | \$1,670,000.00 |
| Home Sales | \$16,628,418.55 | | |
| Total | \$25,868,269.44 | Total | \$25,868,269.44 |



III.b. Cole Klein Builders Developments (Districts D)

Garver Gardens

| Sources | Amount | Uses | Amount |
|-----------------------------|------------------------|-------------------------|------------------------|
| TIRZ - Bond | \$713,435.97 | Land Acquisition | \$5,820,000.00 |
| City of Houston - DPC (HPW) | \$2,168,097.13 | Site Work | \$5,579,134.72 |
| TIRZ 8 Reimbursement | \$1,507,409.15 | Hard Construction Costs | \$12,449,134.72 |
| MUD 8 Reimbursement | \$4,500,908.64 | Soft Costs | \$1,670,000.00 |
| Home Sales | \$16,628,418.55 | | |
| Total | \$25,518,269.44 | Total | \$25,518,269.44 |

III.b. Cole Klein Builders Developments (Districts D)

Zuri Gardens (Tiny Homes)

| Sources | Amount | Uses | Amount |
|--------------------------------|------------------------|-------------------------------|------------------------|
| TIRZ - Bond | \$1,836,564.03 | Land Acquisition | \$2,972,969.73 |
| City of Houston - DPC (HPW) | \$1,066,035.02 | Site Work | \$2,957,094.00 |
| TIRZ 8 Reimbursement | \$1,836,564.00 | Hard Construction Costs | \$10,662,750.00 |
| Home Sales | \$13,777,400.68 | Soft Costs | \$1,923,750.00 |
| Total | \$18,516,563.73 | Total | \$18,516,563.73 |

III.b. Cole Klein Builders Developments (Districts B)

Tinera Terrace

| Sources | Amount | Uses | Amount |
|-----------------------------|-----------------------|-------------------------|-----------------------|
| TIRZ - Bond | \$200,000.00 | Land Acquisition | \$341,000.00 |
| City of Houston - DPC (HPW) | \$300,000.00 | Site Work | \$1,452,000.00 |
| Home Sales | \$6,298,305.00 | Hard Construction Costs | \$3,623,900.00 |
| | | Soft Costs | \$1,381,405.00 |
| Total | \$6,798,305.00 | Total | \$6,798,305.00 |

III.b. Cole Klein Builders Developments (Districts D)

Zuri Gardens Development Team

| | |
|--------------------|---------------------|
| Owner/ Developer | Cole Klein Builders |
| General Contractor | Cole Klein Builders |
| Architect | Edi International |
| Engineer | BGE |
| Lender | Accelerated Funding |

III.b. Cole Klein Builders Developments (Districts D)

Garver Gardens Development Team

| | |
|--------------------|--------------------------------|
| Owner/Developer | Cole Klein Builders |
| General Contractor | DR Horton |
| Architect | DR Horton (in house architect) |
| Engineer | BGE |
| Lender | DR Horton Mortgage |

III.b. Cole Klein Builders Developments (Districts B)

Tinera Terrace Development Team

| | |
|--------------------|---------------------|
| Owner/Developer | Cole Klein Builders |
| General Contractor | Cole Klein Builders |
| Architect | Paradigm Design |
| Engineer | RSG Engineering |
| Lender | SWE Lending |

III.c. Midtown Redevelopment Authority (TIRZ 2) (Districts D)

An Ordinance authorizing an Interlocal Agreement between the City of Houston's (City) Affordable Home Development Program (AHDP) and the Midtown Redevelopment Authority (TIRZ 2),

Appropriating a total of \$705,000.00 of Uptown TIRZ Series 2021 Affordable Homes Funds,

For the infrastructure costs for scattered lot development of affordable single-family homes.

III.c. Midtown Redevelopment Authority (TIRZ 2) (Districts D)

The Interlocal Agreement will authorize the Midtown TIRZ to reimburse infrastructure costs up to \$15,000.00 per lot for the development of scattered lots in the Third Ward and Greater South Union neighborhoods.

HCD's contribution to the Midtown Redevelopment Authority and Center for Civic and Public Policy Improvement's Southeast Houston Affordable Housing Initiative" is necessary for the development of 47 affordable homes.

III.c. Midtown Redevelopment Authority (TIRZ 2) (Districts D)

This project will be administered by the AHDP with the aim of increasing affordable single-family homeownership opportunities for households earning between 60% and 120% of the Area Median Income (AMI).

This project is aligned with the City's efforts to create affordable housing opportunities for homebuyers throughout the city of Houston.

III.c. Midtown Redevelopment Authority (TIRZ 2) (Districts D)

| Neighborhood | Developer/Builder | Affordable Homes | Reimbursement Amount |
|------------------------------------|----------------------------------|------------------|----------------------|
| Third Ward | Change Happens CDC | 10 | \$150,000.00 |
| Third Ward | Mors Development Partners | 9 | \$135,000.00 |
| Third Ward | Boynton Houston CDC | 15 | \$225,000.00 |
| Third Ward | Herbert Stroman Foundation Homes | 8 | \$120,000.00 |
| Third Ward/ Greater South Union | CR Design Build | 5 | \$75,000.00 |
| Total | | 47 | \$705,000.00 |

III.d. Houston Business Development Inc. (District D)

An Ordinance authorizing an Agreement between the City of Houston (City) and Houston Business Development Inc. (HBDI),

Providing a non-amortizing, forgivable loan of \$2,444,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds,

For the development of affordable single-family homes at 5107 Brown Croft Street and 5808 Schroeder Road, Houston, Texas 77021

III.d. Houston Business Development Inc. (District D)

HBDI will prepare the lots for the new construction of 42 affordable homes and 5 market rate homes.

The developer's home designs are three-bedroom single family townhomes that will be targeted to homebuyers at 80% to 120% AMI.

The price point for the affordable homes range between \$227,000.00 and \$300,000.00.

III.d. Houston Business Development Inc. (District D)

Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 42 affordable homes.

The affordability period per each home will be four years, commencing when the sale to the homebuyer has closed.

III.d. Houston Business Development Inc. (District D)

| Sources | Amount | Uses | Amount |
|----------------------------------|------------------------|-----------------------------|------------------------|
| TIRZ – Bond (COH HCD) | \$2,444,000.00 | Land Acquisition | \$0 |
| Home Sales | \$11,380,862.00 | Site Work | \$2,444,000.00 |
| Land Subsidy | \$0 | Construction/ Hard Costs | \$9,087,591.00 |
| | | Soft Costs | \$2,293,271.00 |
| Total | \$13,824,862.00 | Total | \$13,824,862.00 |

III.d. Houston Business Development Inc. (District D)

Browncroft Townhomes Development Team

| | |
|--------------------|------------------------------------|
| Owner/ Developer | Houston Business Development, Inc. |
| General Contractor | CABE Builders LLC |
| Architect | DAF Group LLC |
| Engineer | Gooden Engineers |
| Lender | Stellar Bank |

III.d. Houston Business Development Inc. (District D)

Schroeder Townhomes Development Team

| | |
|--------------------|------------------------------------|
| Owner/ Developer | Houston Business Development, Inc. |
| General Contractor | National Urban Construction |
| Architect | JMack Architects |
| Engineer | Quiddity Engineering |
| Lender | Liberty Bank and Trust |

III.e. Cityside Homes, LLC (District H)

An Ordinance authorizing an Agreement between the City of Houston (City) and Cityside Homes, LLC. (Cityside)

Providing a non-amortizing, forgivable loan of \$5,200,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds,

The loan proceeds will provide reimbursement for soft costs, infrastructure, and home construction at 44 Dipping Lane, Houston, Texas 77076 and 1000 Patton Street, Houston, Texas 77009.

III.e. Cityside Homes, LLC (District H)

Cityside will prepare the lots for the new construction of 40 affordable homes and 19 market-rate homes.

The developer's home designs are three-bedroom single-family townhomes that will be targeted to affordable homebuyers at 80% - 100% AMI.

The affordable home sales prices will range from \$184,990-\$214,990.

III.e. Cityside Homes, LLC (District H)

Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 40 affordable homes.

The affordability period per affordable home will be four years, commencing when the sale to the homebuyer has closed.

The City's Deed of Trust with the homebuyer is to be fully released upon the expiration of the affordability period.

III.e. Cityside Homes, LLC (District H)

Fulton Crossing

| Sources | Amount | Uses | Amount |
|----------------------------------|------------------------|-----------------------------|------------------------|
| TIRZ – Bond (COH HCD) | \$3,510,000.000 | Land Acquisition | \$690,000.00 |
| Developer Funds | \$7,405,009.00 | Site Work | \$1,567,200.00 |
| | | Construction /Hard Costs | \$6,358,489.00 |
| | | Soft Costs | \$1,939,320.00 |
| Total | \$10,555,009.00 | Total | \$10,555,009.00 |

III.e. Cityside Homes, LLC (District H)

Erin Park

| Sources | Amount | Uses | Amount |
|----------------------------------|-----------------------|-----------------------------|-----------------------|
| TIRZ – Bond (COH HCD) | \$1,690,000.00 | Land Acquisition | \$1,860,010.00 |
| Developer Funds | \$5,674,962.00 | Construction/ Hard Costs | \$4,219,942.00 |
| | | Soft Costs | \$1,285,010.00 |
| Total | \$7,364,962.00 | Total | \$7,364,962.00 |

III.e. Cityside Homes, LLC (District H)

Fulton Crossing & Erin Park Development Team

| | |
|--------------------|---|
| Owner/ Developer | Cityside Homes |
| General Contractor | Cityside Homes |
| Architect | City Design Associates |
| Engineer | Pioneer Engineering |
| Lender | Flagstar Bank, Regions Bank, Third Cost Bank |

III.f. Sullivan Brothers Builders, Ltd. (District E)

An Ordinance authorizing an Agreement between the City of Houston (City) and Sullivan Brothers Builders, Ltd.,

Providing a Forgivable Loan of \$2,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds,

The loan proceeds will provide reimbursement for soft costs, infrastructure, and home construction at 11804 Beachberry Street, Houston, Texas 77034

III.f. Sullivan Brothers Builders, Ltd. (District E)

Sullivan Brothers Builders will oversee the construction of 40 affordable single family homes and 35 market-rate homes.

Home designs are a mix of three- and four-bedroom, single-family, detached homes for homebuyers at 80% to 120% AMI.

The price point for the 40 affordable homes ranges between \$227,000.00 and \$300,000.00.

III.f. Sullivan Brothers Builders, Ltd. (District E)

The affordability period per affordable home will be four years, commencing when the sale to the homebuyer has closed.

The City's Deed of Trust with the homebuyer will be fully released upon the expiration of the affordability period.

This project is aligned with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the City.

III.f. Sullivan Brothers Builders, Ltd. (District E)

| Sources | Amount | Uses | Amount |
|---------------------------------|------------------------|-------------------------------|------------------------|
| TIRZ – Bond (COH HCD) | \$2,000,000.00 | Land Acquisition | \$945,500.00 |
| Developer Financing | \$20,746,991.00 | Site Work | \$1,828,645.00 |
| City of Houston-DPC (HPW) | \$410,274.00 | Hard Construction Costs | \$15,385,750.00 |
| | | Soft Cost | \$4,997,370.00 |
| Total | \$23,157,265.00 | Total | \$23,157,265.00 |

III.f. Sullivan Brothers Builders, Ltd. (District E)

Tierra Vista Development Team

| | |
|--------------------|---|
| Owner/ Developer | Sullivan Brothers Builders |
| General Contractor | Sullivan Brothers Builders |
| Architect | Turning Leaf |
| Engineer | Horizontal Engineer: LJA Vertical Engineer: Strand |
| Lender | Flagstar Bank, Regions Bank, Third Coast Bank |

III.g. George E. Johnson Development, Inc. (District K)

An Ordinance authorizing an Agreement between the City of Houston (City) and George E. Johnson Development, Inc.

Providing a non-amortizing forgivable loan of up to \$1,777,982.00 in Uptown TIRZ Series 2021 Affordable Homes Funds,

To finance the infrastructure for a single-family development to be located at 3330 Simsbrook Drive.

III.g. George E. Johnson Development, Inc. (District K)

George E. Johnson Development, Inc. will oversee the new construction of 69 affordable homes and one market rate home.

The development's home designs are three-bedroom single-family detached homes that will be targeted to homebuyers at 90% to 120% AMI.

Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 69 affordable homes.

Affordability period is four years.



III.g. George E. Johnson Development, Inc. (District K)

| Sources | Amount | Uses | Amount |
|--------------------------|-----------------------|-------------------------------|-----------------------|
| TIRZ – Bond (COH HCD) | \$1,777,982.00 | Land Acquisition | \$1,950,000.00 |
| Home Sales | \$4,200,000.00 | Site Work | \$1,237,250.00 |
| Other (TIRZ 9) | \$1,683,000.00 | Hard Construction Costs | \$3,583,230.00 |
| | | Soft Cost | \$618,550.00 |
| | | Hard Cost Contingencies | \$241,024.00 |
| | | Soft Cost Contingencies | \$30,928.00 |
| | | | |
| Total | \$7,660,982.00 | Total | \$7,660,982.00 |

IV. PUBLIC SERVICES

Melody Barr, Deputy Assistant Director

IV.a. Catholic Charities (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities),

Providing up to \$1,124,428.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

For a program serving a minimum of 150 HOPWA eligible households living with HIV/AIDS.

IV.a. Catholic Charities (All Districts)

Funding will enable Catholic Charities to provide:

- (1) Tenant-Based Rental Assistance (TBRA);
- (2) Short-Term Rent, Mortgage, and Utility Assistance (STRMU);
- (3) Permanent Housing Placement Services (PHPS); and
- (4) Supportive Services, to a minimum of 150 HOPWA eligible households living with HIV/AIDS.

IV.a. Catholic Charities (All Districts)

| Category | Amount | Percent |
|---|-----------------------|----------------|
| Tenant-Based Rental Assistance | \$443,729.00 | 39.46% |
| Short-Term Rent, Mortgage, and Utility Assistance | \$395,291.00 | 35.16% |
| Supportive Services | \$200,361.00 | 17.82% |
| Administrative | \$70,047.00 | 6.23% |
| Permanent Housing Placement Services | \$15,000.00 | 1.33% |
| Total | \$1,124,428.00 | 100.00% |

The Agreement term is June 1, 2023, through May 31, 2024.

IV.b. The Women's Home (District A)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and The Women's Home,

Providing up to \$307,776.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds,

To support the WholeLife Collaborative program, providing supportive services and case management to 50 unduplicated HOPWA eligible households living with HIV/AIDS.

IV.b. The Women's Home (District A)

Supportive Services will include substance abuse treatment, long-term recovery supports, mental health counseling, basic needs assistance, adult education, and case management.

The assisted households will further their wellness and long-term resiliency goals resulting in improved housing stability and overall health.

IV.b. The Women's Home (District A)

| Category | Amount | Percent |
|---------------------|---------------------|----------------|
| Supportive Services | \$286,250.00 | 93.01% |
| Administrative | \$21,526.00 | 6.99% |
| Total | \$307,776.00 | 100.00% |

This will be the agency's first allocation of HOPWA funding and the term is June 1, 2023, through May 31, 2024.

IV.c. Houston Housing Authority (All Districts)

An Ordinance authorizing a Third Amendment to the Subrecipient Agreement between the City of Houston and the Houston Housing Authority (HHA),

Extending the term of the Agreement and providing \$239,214.36 in Emergency Solutions Grant (ESG) funds for rapid re-housing activities,

For a COVID-19 financial assistance program, funded by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), HOME and ESG Funds.



IV.c. Houston Housing Authority (All Districts)

Through this Amendment, the term of the Agreement is extended to continue providing direct rental and utility assistance for up to 1,100 low to moderate income households affected by COVID-19.

Entry into this program will continue through The Way Home Houston's Coordinated Access System.

IV.c. Houston Housing Authority (All Districts)

| Category | Amount | Percent |
|-----------------|---------------------|----------------|
| Rapid Rehousing | \$239,214.36 | 100.00% |
| Total | \$239,214.36 | 100.00% |

This Third Amendment will extend the current Agreement through March 31, 2024.

V. Homeowner Assistance Program

Cedrick LaSane, Deputy Assistant Director

V.a. Harvey Homeowner Assistance Program (All Districts)

An Ordinance authorizing and adopting an Amendment and modification to the Harvey Homeowner Assistance Program (HoAP) legal documents.

The legal documents require an Amendment and modification to the Forgivable Loan Agreement and Promissory Note to include total project costs with a break down by funding source (CDBG-DR 17 and TIRZ).

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

HCD Project Highlights

Keith W. Bynam, Director

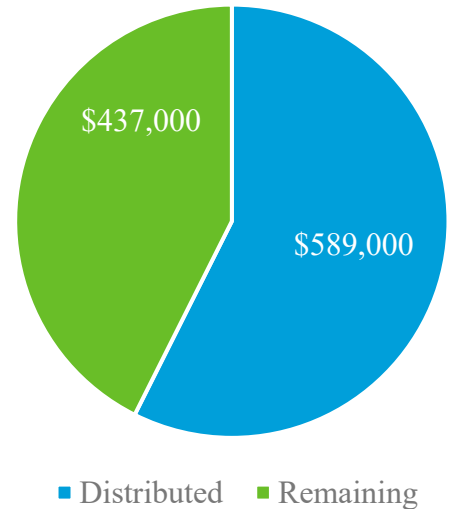
CDBG-DR 2017 Harvey Grant Update

Temika Jones, Assistant Director and CFO

GLO - TIRZ 3rd Bedroom

As of March 10, 2023

- \$1.5M to GLO to build third bedroom for 54 applicants
 - GLO disbursed \$589,000
 - GLO returned \$437,000
- Returned funds to be used for other DR-17 projects as appropriated



Item III.D HCD Financial Update

(CDBG-DR 2017 Harvey Grant Update)

GLO Budget Update – February 2023 HCA Meeting

| | Original Budget | GLO Revised Budget | Reduction |
|----------------------|-----------------------|-----------------------|-----------------------|
| Admin | \$ 15,000,000.00 | \$ 15,000,000.00 | \$ - |
| Buyout | \$ 55,800,000 | \$ 55,800,000 | \$ - |
| Economic Development | \$ 30,264,834 | \$ 18,888,904 | \$ 11,375,930 |
| HoAP | \$ 82,184,209 | \$ 69,188,511 | \$ 12,995,698 |
| Homebuyers | \$ 33,688,328 | \$ 18,381,000 | \$ 15,307,328 |
| 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 | \$ 835,087,843 | \$ 694,157,590 | \$ 140,930,253 |

Item III.D HCD Financial Update

(CDBG-DR 2017 Harvey Grant Update)

GLO Budget Update – Programs Impacted

| | Prior Budget | GLO Proposed Budget | Reduction |
|----------------------|-----------------------|-----------------------|----------------------|
| Admin | \$ 15,000,000.00 | \$ 15,000,000.00 | \$ - |
| Buyout | \$ 55,800,000 | \$ 55,800,000 | \$ - |
| Economic Development | \$ 18,888,904 | \$ 21,803,775 | \$ (2,914,871) |
| HoAP | \$ 69,188,511 | \$ 69,188,511 | \$ - |
| Homebuyers | \$ 18,381,000 | \$ 18,016,785 | \$ 364,215 |
| Multifamily | \$ 400,855,752 | \$ 370,855,752 | \$ 30,000,000 |
| Planning | \$ 23,100,000 | \$ 22,217,000 | \$ 883,000 |
| Public Services | \$ 20,000,000 | \$ 17,851,394 | \$ 2,148,606 |
| Single Family | \$ 60,000,000 | \$ 60,000,000 | \$ - |
| Small Rental | \$ 12,943,423 | \$ 13,424,373 | \$ (480,950) |
| Grand Total | \$ 694,157,590 | \$ 664,157,590 | \$ 30,000,000 |

NOTE: Reduction in Multifamily would result in construction overruns not being covered for some projects.

Item III.D HCD Financial Update

(CDBG-DR 2017 Harvey Grant Update)

GLO Budget Update – as of March 14, 2023

| | Original Budget | GLO Proposed Budget | Reduction |
|----------------------|-----------------------|-----------------------|-----------------------|
| Admin | \$ 15,000,000.00 | \$ 15,000,000.00 | \$ - |
| Buyout | \$ 55,800,000 | \$ 55,800,000 | \$ - |
| Economic Development | \$ 30,264,834 | \$ 21,803,775 | \$ 8,461,059 |
| HoAP | \$ 82,184,209 | \$ 69,188,511 | \$ 12,995,698 |
| Homebuyers | \$ 33,688,328 | \$ 18,016,785 | \$ 15,671,543 |
| Multifamily | \$ 450,050,472 | \$ 370,855,752 | \$ 79,194,720 |
| Planning | \$ 23,100,000 | \$ 22,217,000 | \$ 883,000 |
| Public Services | \$ 60,000,000 | \$ 17,851,394 | \$ 42,148,606 |
| Single Family | \$ 60,000,000 | \$ 60,000,000 | \$ - |
| Small Rental | \$ 25,000,000 | \$ 13,424,373 | \$ 11,575,627 |
| Grand Total | \$ 835,087,843 | \$ 664,157,590 | \$ 170,930,253 |

NOTE: Reduction in Multifamily would result in construction overruns not being covered for some projects.



Item III.D HCD Financial Update (CDBG-DR 2017 Harvey Grant Update) Benchmark Progress - as of March 16, 2023

| | Revised Budget APA 11 | REVISED June 30, 2023 Benchmark | Remaining to Meet 6/30 Revised Benchmark | % Benchmark Met | Approved |
|----------------------|--------------------------|---------------------------------------|--|-----------------|-----------------------|
| Admin | \$ 15,000,000 | \$ - | \$ - | | \$ 2,541,589 |
| Buyout | \$ 55,800,000 | \$ 41,850,000 | \$ 11,376,480 | 73% | \$ 30,473,520 |
| Economic Development | \$ 18,888,904 | \$ 14,166,678 | \$ 1,190,085 | 92% | \$ 12,976,593 |
| HoAP | \$ 69,188,511 | \$ 65,729,085 | \$ 20,476,896 | 69% | \$ 45,252,189 |
| Homebuyers | \$ 18,381,000 | \$ 13,785,750 | \$ (375,754) | 103% | \$ 14,161,504 |
| Multifamily | \$ 400,855,752 | \$ 300,641,814 | \$ 104,338,298 | 65% | \$ 196,303,516 |
| Planning | \$ 23,100,000 | \$ 13,860,000 | \$ 11,702,955 | 16% | \$ 2,157,045 |
| Public Services | \$ 20,000,000 | \$ 12,000,000 | \$ (4,462,577) | 137% | \$ 16,462,577 |
| Single Family | \$ 60,000,000 | \$ 36,000,000 | \$ (6,516,433) | 118% | \$ 42,516,433 |
| Small Rental | \$ 12,943,423 | \$ 9,707,567 | \$ 9,409,620 | 3% | \$ 297,948 |
| Grand Total | \$ 694,157,590 | \$ 507,740,895 | \$ 158,494,334 | | \$ 363,142,913 |

NOTE: Remaining to Meet 6/30 Revised Benchmark total sum does not include programs that have exceeded benchmark.



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

Proposed Benchmark Updates - as of March 14, 2023

Table B: Amendment 1 – Quarterly Benchmarks

| Program | Q2 2023 | Q4 2023 | Q2 2024 | 8/31/2024 | Q4 2024 | 2/28/2025 |
|-----------------------------------|---------|---------|---------|-----------|---------|-----------|
| Public Services | 60% | 80% | 95% | 100% | | |
| Single Family Development Program | 60% | 70% | 70% | | 95% | 100% |
| Small Rental Program | 15% | 40% | 75% | | 95% | 100% |
| Planning | 17% | 40% | 95% | 100% | | |
| Economic Development Program | 70% | 80% | 95% | 100% | | |
| Homebuyer Assistance Program | 75% | 90% | 95% | 100% | | |
| Homeowner Assistance Program | 72% | 82% | 95% | 100% | | |
| Buyout Program | 56% | 70% | 85% | | 95% | 100% |
| Multifamily Rental Program | 60% | 70% | 85% | | 95% | 100% |

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

Benchmark Progress (w/Budget Amendment and Benchmark Revisions)

| | Proposed Revised Budget | Proposed Revised Benchmarks | Remaining to Meet 6/30 Revised Benchmarks | % Benchmark Met | Approved |
|----------------------|-------------------------|-----------------------------|---|-----------------|-----------------------|
| Admin | \$ 15,000,000 | \$ - | \$ - | | \$ 2,541,589 |
| Buyout | \$ 55,800,000 | \$ 31,248,000 | \$ 774,480 | 98% | \$ 30,473,520 |
| Economic Development | \$ 21,803,775 | \$ 15,262,643 | \$ 2,286,050 | 85% | \$ 12,976,593 |
| HoAP | \$ 69,188,511 | \$ 51,891,383 | \$ 6,639,194 | 87% | \$ 45,252,189 |
| Homebuyers | \$ 18,016,785 | \$ 12,972,085 | \$ (1,189,419) | 109% | \$ 14,161,504 |
| Multifamily | \$ 370,855,752 | \$ 222,513,451 | \$ 26,209,935 | 88% | \$ 196,303,516 |
| Planning | \$ 22,217,000 | \$ 3,776,890 | \$ 1,619,845 | 57% | \$ 2,157,045 |
| Public Services | \$ 17,851,394 | \$ 10,710,836 | \$ (5,751,740) | 154% | \$ 16,462,577 |
| Single Family | \$ 60,000,000 | \$ 36,000,000 | \$ (6,516,433) | 118% | \$ 42,516,433 |
| Small Rental | \$ 13,424,373 | \$ 2,013,656 | \$ 1,715,708 | 15% | \$ 297,948 |
| Grand Total | \$ 664,157,590 | \$ 386,388,945 | \$ 39,245,212 | | \$ 363,142,913 |

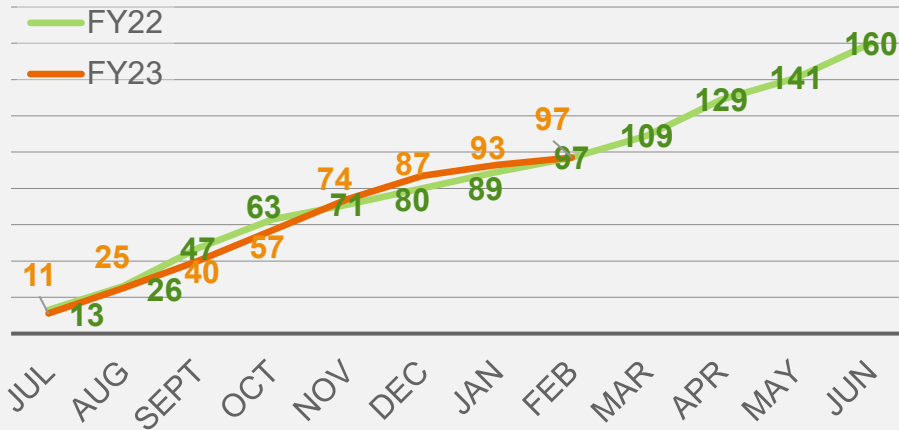
NOTE: Remaining to Meet 6/30 Revised Benchmark total sum does not include programs that have exceeded benchmark.

HCD Production Report

Temika Jones, Assistant Director and CFO

Homebuyer Assistance Program

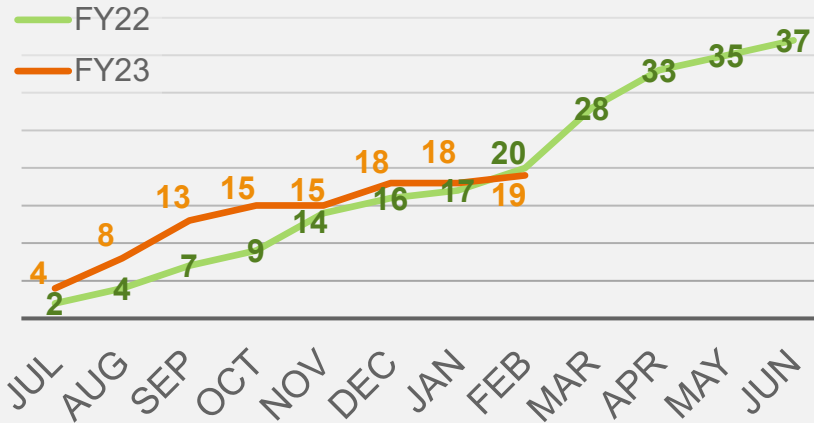
(Fiscal Year - cumulative totals)



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)

26 Projects under construction
Multifamily (FY23)

0 Projects completed
Multifamily (FY23)

10 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



**AHDP Update: Robins Landing
10045 Tidwell Rd. Houston, 77083 (District B)**

Habitat for Humanity Home Build Event

March 21-29, 2023

Sponsors:

Shipley's Do-Nuts, Reliant, KPRC

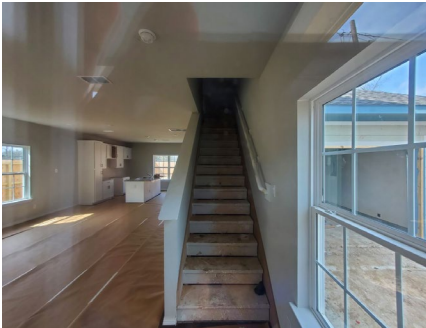
City Officials and other key HCD staff are invited

RSVP with the Large Tract Team



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New Homes for OST/South Union (District D) Grand Park Haven (AHDP/Agape Homes CDC)



- 8 Homes Complete by Month-End
- **2 Homes Pre-Sold to Affordable Homebuyers below 80% AMI**
- Ribbon Cutting/Key Exchange scheduled for April



New Homes for Acres Homes (District B) Commons at Tidwell (AHDP/RZ Enterprise) 1538 W. Tidwell Rd. Houston, 77091



Disaster Resilient & Energy Efficient Designs

- Shower Walls with "red guard" add additional layer of water resistance
- Windows with above code UV Protection
- Wall cavity insulation at R19, greater than code requirement of R15, which will reduce energy consumption of the house

New Homes = Lower Utility Bills for Homebuyers!

Southern Palms Groundbreaking Ceremony

March 13, 2023 - MLK Boulevard, (District D)



Covenant House Groundbreaking Ceremony

March 9, 2023 – 1111 Lovett, (District C)



Under Construction: A Caring Safe Place

March 9, 2023 – 7965 Sexton, (District B)



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

30% Complete as of March, 2023 (No Change)

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)



Progress as of March of 2023.

Update: Temenos Place

1703 Gray Houston, 77003 (District D)

63% Complete as of March, 2023 (Up from 60%)

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)



Progress as of March of 2023.

Update: The Citadel

3345 Elgin, Houston, 77004 (District D)

84% Complete as of March, 2023 (Up from 81%)

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)



Progress as of February of 2023.

Update: Sunrise Lofts

3103 McKinney, Houston, 77003 (District I)

95% Complete as of March, 2023 (Up from 68%)

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)



Progress as of February of 2023.

Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)

85% Complete as of March, 2023 (Up from 79%)

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)



Progress as of February of 2023.

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

98% Complete as of March, 2023 (No change)

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)



Progress as of March of 2023.



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Update: The Navigation Center

2903 Jensen Drive, Houston, 77026 (District B)

Public Facilities Rehabilitation

100% Complete as of March, 2023 (Up from 85%)

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)



Progress as of February of 2023.

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

Public Facilities Rehabilitation

85% Complete as of March, 2023 (No Change)

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)



Progress as of January of 2023.

PUBLIC COMMENTS