



Housing and Community Affairs Committee

Committee Members

Mike Laster (Chair)
Jerry Davis
David W. Robinson
Richard Ngyuen

Robert Gallegos (Vice Chair)
Larry Green
Ed Gonzalez
Dwight Boykins

AGENDA

Tuesday, April 15, 2014 10:00 AM
City Hall Council Chambers

Call to Order/Welcome Remarks- Council Member Mike Laster, Chair

I. Public Service

For review and possible authorization:

- a. AIDS Coalition of Coastal Texas Inc. - An Ordinance authorizing a contract between the City of Houston and AIDS Coalition of Coastal Texas, Inc., providing \$370,461 in Housing Opportunities for Persons with AIDS (HOWPA) administration, supportive services, tenant-based rental assistance and short-term rent, mortgage and utilities assistance program costs
- b. The Montrose Center - An Ordinance authorizing the use of \$982,496.21 in federal HOPWA funds for a contract between the City of Houston and The Montrose Center for rental assistance programs (with supportive services) for individuals/families affected by HIV/AIDS
- c. Capital Investing in Development and Employment of Adults (Capital IDEA) - An Ordinance authorizing the use of \$250,000 in federal CDBG funds for a contract between the City of Houston and Capital IDEA Inc. to provide for a workforce development program
- d. AIDS Foundation Houston - An Ordinance authorizing the use of \$839,340 in federal HOPWA funds for a contract between the City of Houston and AIDS Foundation Houston for the operation of four multi-unit residential facilities with supportive services for low-income and homeless persons living with HIV/AIDS

- e. The Village Learning Center - An Ordinance authorizing the use of \$113,700 in CDBG federal funds for a contract between the City of Houston and The Village Learning Center Inc. for a vocational/educational training program

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Eta Paransky, Assistant Director; Melody Barr, Administration Manager

II. **Commercial/Multifamily**

For review and possible authorization:

- f. Bayou Fifth - Approval to provide a Resolution of No Objection for the 4% tax credit application of Uvalde Center I Ltd., a related entity to Bayou Fifth Investments LLC

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Eta Paransky, Assistant Director

III. **Planning and Grants Management**

For review and possible authorization:

- g. 2014 Annual Action Plan - An Ordinance authorizing submission of the 2014 Annual Action Plan Budgets and Applications for the 40th Year CDBG, HOME, HOPWA and ESG programs to HUD

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Brenda Scott, Deputy Assistant Director

IV. **Single-Family Programs**

For review and possible authorization:

- h. Homebuyer Assistance Program - An Ordinance to approve Homebuyer Assistance Program Guidelines, revised to comply with the new HOME Investment Partnerships Program Final Rule
- i. Mayberry - An Ordinance authorizing the City of Houston and Mayberry Homes Inc. to apply program income towards the development of affordable single-family homes in NSP3 target areas
- j. Single-Family Activities - An Ordinance to authorize the re-appropriation of \$672,699 in unused TIRZ funds for approved single-family activities

- k. Rebuild Together Houston - An Ordinance appropriating \$1,000,000 from the TIRZ Affordable Housing Fund 2409 and authorizing a contract between the City of Houston and Rebuild Together Houston for home repair service

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Joel North, Assistant Director/Chris Butler, Deputy Assistant Director

V. LARA

For review and possible authorization:

- l. Interlocal Agreement - An Ordinance authorizing and approving a reinstatement of and Third Amendment to the Urban Redevelopment Interlocal Agreement with the Land Assemblage Redevelopment Authority (LARA) and other Local Taxing Units

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Chris Butler, Deputy Assistant Director

VI. TIRZ

For review and possible authorization:

- m. Appropriation - An Ordinance approving and authorizing an appropriation of \$14,000,000 of Tax Increment Reinvestment Zone (TIRZ) Affordable Housing funds

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Robert Bradford, Assistant Director, CFO

VII. Public Comments

Action may be taken on any or all of the above items.

Committee meetings are open to the public.

For information about this committee, contact Jonny Flores 832.393.3015

VIII. Director's Comments

Neal Rackleff, Director Housing and Community Development Department

SUBJECT: An Ordinance authorizing a contract between the City of Houston and AIDS Coalition of Coastal Texas, Inc., providing \$370,461 in HOPWA funds for the administration and operation of an emergency housing assistance program with supportive services for low-income persons living with HIV/AIDS.		Page 1 of 1	Agenda Item #																		
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 4/07/2014	Agenda Date																		
DIRECTOR'S SIGNATURE:		Council Districts affected: N/A																			
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: N/A																			
RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and AIDS Coalition of Coastal Texas, Inc., providing \$370,461 in HOPWA funds for the administration and operation of an emergency housing assistance program with supportive services for low-income persons living with HIV/AIDS.																					
Amount of Funding: \$370,461.00		Finance Budget:																			
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund																					
Housing Opportunities for Persons With AIDS (HOPWA)																					
SPECIFIC EXPLANATION:																					
The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and AIDS Coalition of Coastal Texas, Inc. (AIDS Coalition) to finance the operation of an emergency housing assistance HOPWA project.																					
The City will grant AIDS Coalition up to \$370,461 to provide Tenant-Based Rental Assistance (TBRA); Short-Term Rent, Mortgage, and Utilities Assistance (STRMUA); and supportive services for persons living with HIV/AIDS to a minimum of 65 low-income households. HOPWA funds are providing 62% of the costs for this project, as AIDS Coalition has leveraged the remaining 38% of the project's costs with funds from other sources. Located in Galveston, AIDS Coalition will provide emergency housing assistance and supportive services as follows: (1) TBRA for 25 households, (2) STRMUA for 35 households, and (3) permanent housing placement services for 5 households living with HIV/AIDS. Supportive services include case management, permanent housing placement services, nutritional and transportation services.																					
<table border="1"> <thead> <tr> <th>Category</th> <th>Contract Amount</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>\$25,930</td> <td>7%</td> </tr> <tr> <td>Supportive Services</td> <td>\$78,000</td> <td>21%</td> </tr> <tr> <td>TBRA</td> <td>\$195,000</td> <td>53%</td> </tr> <tr> <td>STRMUA</td> <td>\$71,531</td> <td>19%</td> </tr> <tr> <td style="text-align: right;">Total</td> <td>\$370,461</td> <td>100%</td> </tr> </tbody> </table>				Category	Contract Amount	Percent	Administrative	\$25,930	7%	Supportive Services	\$78,000	21%	TBRA	\$195,000	53%	STRMUA	\$71,531	19%	Total	\$370,461	100%
Category	Contract Amount	Percent																			
Administrative	\$25,930	7%																			
Supportive Services	\$78,000	21%																			
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STRMUA	\$71,531	19%																			
Total	\$370,461	100%																			
HCDD conducted a Request for Proposals (RFP) for the fiscal year 2014 HOPWA contracts. AIDS Coalition of Coastal Texas was one of the agencies selected. This contract provides funding for May 1, 2014 – April 30, 2015. The City of Houston is the HOPWA Program administrator for multiple areas. Principal cities in the program include Houston, The Woodlands, Sugar Land, Baytown, and Conroe. Principal counties are Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller.																					
This item was presented to the Housing and Community Affairs Committee on April 15, 2014.																					
NR:EP:MNB:AB																					
cc: Legal Department Mayor's Office City Secretary Finance Department																					
REQUIRED AUTHORIZATION																					
Finance Director:	Other Authorization:	Other Authorization:																			

SUBJECT: An Ordinance authorizing the use of \$982,496.21 in federal HOPWA funds for a Contract between the City of Houston and The Montrose Center for rental assistance programs (with supportive services) for individuals/families affected by HIV/AIDS	Category #	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 3/10/14	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District(s) affected: All
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Approval of an Ordinance authorizing the use of \$982,496.21 in federal HOPWA funds for a Contract between the City of Houston and The Montrose Center for rental assistance programs (with supportive services) for individuals/families affected by HIV/AIDS

Amount of Funding: \$982,496.21	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Housing Opportunities for Persons With AIDS (HOPWA)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a Contract between the City of Houston and The Montrose Center (Montrose) to finance the operation for (1) Tenant-Based Rental Assistance (TBRA) Program with supportive services and (2) Short-Term Rent, Mortgage, and Utility Assistance (STRMUA) Program with supportive services.

The City will grant Montrose \$982,496.21 to provide emergency housing assistance and supportive services to 225 households. Through its rental assistance programs, Montrose provides rental subsidies to help participants at risk of becoming homeless obtain emergency and/or permanent housing assistance. Montrose also provides case management, professional counseling and other supportive services. HOPWA funds are providing 28% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$57,496.21	6%
Supportive Services	\$147,084.05	15%
Supportive Services - PHP	\$27,915.95	3%
TBRA	\$250,000	25%
STRMUA	\$500,000	51%
Total	\$982,496.21	100%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 for HOPWA contracts. Montrose was one of the providers selected. This contract provides funding for May 1, 2014 – April 30, 2015, with a one-year renewal option at the City's request. Montrose has received HOPWA funding through the City of Houston for various contracts since 2012.

The Housing and Community Affairs Committee reviewed this item on April 15, 2014.

NR:EP:MNB:MC

cc: Legal Department
 Mayor's Office
 City Secretary
 Finance Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

1/14/14

Capital IDEA

SUBJECT: An Ordinance authorizing the use of \$250,000 in federal CDBG funds for a Contract between the City of Houston and Capital Investing in Development and Employment of Adults, Inc., to provide for a workforce development program	Category	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development	Origination Date 4/2/14	Agenda Date
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DIRECTOR'S SIGNATURE:	Council Districts affected: All
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Approval of an Ordinance authorizing the use of \$250,000 in federal CDBG funds for a Contract between the City of Houston and Capital IDEA for a workforce development program

Amount of Funding: \$250,000.00	Finance Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund
Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a Contract between the City of Houston and Capital Investing in Development and Employment of Adults, Inc. (Capital IDEA) for a workforce development program.

Capital IDEA lifts low-income working families out of poverty by enabling participants to pursue associate degrees in higher-paying and in-demand professional fields/careers that will lead to life-long independence. The agency offers various staged of career development and support service for its participants. Currently Capital IDEA has 143 participants enrolled. They are participating in various stages of the program as indicated: (15) are in developmental instruction in basic math, English and writing; (53) are in pre-requisites courses for college ; (52) are enrolled in required core classes for their major; and (23) have graduated. To date (23) students have graduated and the agency anticipates (20) graduates in the class of 2014.

The City will grant Capital IDEA Houston up to \$250,000 in Community Development Block Grant (CDBG) funds to provide services to a minimum of 150 participants. The City of Houston is contributing 33% of the entire program cost.

Category	Amount	Percentage
Program Administration	\$22,500.00	9%
Program Services	\$227,500.00	91%
Total	\$250,000.00	100%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 for CDBG contracts. Capital IDEA was one of the providers selected. This contract provides funding for May 1, 2014 - April 30, 2015. Capital IDEA has received CDBG funding through the City of Houston since 2012.

This item was reviewed by the Housing and Community Affairs Committee on April 15, 2014.

NR:EP:MB:MR

cc:City Secretary
Legal Department
Finance Department
Mayor's Office

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

14-AFH Community Residents

SUBJECT: An Ordinance authorizing the use of \$839,340.18 in federal HOPWA funds for a Contract between the City of Houston and AIDS Foundation Houston for the operation of four multi-unit residential facilities with supportive services for low-income and homeless persons living with HIV/AIDS	Category #	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 3/11/14	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District(s) Affected: All
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Approval of an Ordinance authorizing the use of \$839,340.18 in federal HOPWA funds for a Contract between the City of Houston and AIDS Foundation Houston for the operation of four multi-unit residential facilities with supportive services for low-income and homeless persons living with HIV/AIDS

Amount of Funding: \$839,340.18	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Housing Opportunities for Persons With AIDS

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a Contract between the City of Houston and AIDS Foundation Houston (AFH) to finance the operation of four multi-unit residential facilities for persons living with HIV/AIDS.

The City will grant AIDS Foundation Houston up to \$839,340.18 to provide permanent housing and supportive services to a minimum of 111 unduplicated low-income persons living with HIV/AIDS. Supportive services will include but not be limited to: case management, life skills training, nutritional services, substance abuse, and mental health counseling. Operating costs include property management, utilities, property insurance and other related costs. HOPWA funds are providing 51% of the cost for this project.

Category	Total Contract Services	Percent
Administrative	\$59,465.18	7%
Supportive Services	\$200,000.00	24%
Operating Costs	\$579,875.00	69%
Total	\$839,340.18	100%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 HOPWA contracts. AFH was one of the providers selected. This contract provides funding for May 1, 2014 – April 30, 2015, with a one-year renewal option at the City's request. AFH has received HOPWA funding through the City of Houston for various contracts since 1994.

The Housing and Community Affairs Committee reviewed this item on April 15, 2014.

NR:EP:MNB:MC

cc: Legal Department
Mayor's Office
City Secretary
Finance Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

Village Learning Center

SUBJECT: An Ordinance authorizing the use of \$113,700 in CDBG federal funds for a Contract between the City of Houston and The Village Learning Center, Inc. for a vocational/educational training program	Category	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development	Origination Date 2/13/14	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District affected: District E
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Approval of an Ordinance authorizing the use of \$113,700 in federal CDBG funds for a Contract between the City of Houston and The Village Learning Center, Inc. for a vocational/educational training program

Amount of Funding: \$113,700.00	Finance Budget:
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SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund
Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and The Village Learning Center, Inc. for a vocational/educational program serving a special needs population.

The Village Learning Center Vocational Program is to provide education and training to individuals with intellectual and developmental disabilities that have the desire to broaden their skill sets in volunteering, community service, and, if applicable, employment in their community. The Village Learning Center, Inc. will identify and educate 150 individuals.

The City will grant The Village Learning Center, Inc. up to \$113,700 in federal CDBG funds to provide services to a minimum of 150 participants. CDBG funds are providing 18% of this program's cost.

Category	Amount	Percentage
Program Administration	-	0%
Program Services	\$113,700.00	100%
Total	\$113,700.00	100%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 for CDBG contracts. The Village Learning Center, Inc. was one of the providers selected. This contract provides funding for May 1, 2014 - April 30, 2015. The Village Learning Center, Inc. has received CDBG funding through the City of Houston since 2012.

This item was reviewed by the Housing and Community Affairs Committee on April 15, 2014.

NR:EP:MB:MR

cc: City Secretary
Legal Department
Finance Department
Mayor's Office

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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SUBJECT: Approval to provide a Resolution of No Objection for the 4% tax credit application of Uvalde Center I, Ltd., a related entity to Bayou Fifth Investments, LLC.		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 3/5/2014	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District(s) affected: District B		
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: Approval to provide a Resolution of No Objection for the 4% tax credit application of Uvalde Center I, Ltd., a related entity to Bayou Fifth Investments, LLC.				
Amount of Funding: <p style="text-align: center;">None</p>			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <p style="text-align: center;">No funding required</p>				
SPECIFIC EXPLANATION: The Texas Department of Housing and Community Affairs (TDHCA) administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing. Uvalde Center I, Ltd., an entity related to Bayou Fifth Investments, LLC, intends to submit an application to the TDHCA requesting an award of non-competitive 4% tax credits for Bayou Fifth – an affordable housing scattered-site community located in the Greater Fifth Ward. In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located. HCDD recommends approval of this resolution. A public hearing on this resolution was held on April 16, 2014.				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing submission of the 2014 Annual Action Plan Budgets and Applications for the 40 th Year CDBG, HOME, HOPWA, and ESG programs to HUD		Category #	Page 1 of 3	Agenda Item #
FROM : Neal Rackleff, Director Housing and Community Development Department		Origination Date 3/19/2014	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: All		
For additional information contact: Stephen Tinnermon 713-865-8448		Date and identification of prior authorizing Council action: Ord. #'s 2013-0353, 2012-0353, 2011-281, and 2010-367		
RECOMMENDATION: Approval of an Ordinance authorizing submission of the 2014 Annual Action Plan Budgets and Applications for the 40 th Year CDBG, HOME, HOPWA, and ESG programs to the U.S. Department of Housing and Urban Development (HUD).				
Amount of Funding: \$43,061,455			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other CDBG, HOME, HOPWA, and ESG Grants				
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) is requesting approval to submit to HUD the 2014 Annual Action Plan, which includes an application for the Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and the Emergency Solutions Grant (ESG). The application estimates a total of \$42,783,699 in federal funds and \$277,756 in program income to be used to benefit income-eligible residents during the 40 th Program Year (July 1, 2014 – June 30, 2015). The 2014 Annual Action Plan is the fifth and final Annual Action Plan of the 2010-2014 Consolidated Plan. All budgeted amounts are subject to change by HUD and final Congressional appropriations. Funding priorities include affordable housing, supportive services, infrastructure/neighborhood facilities, and economic development. The goal of the Annual Action Plan is to promote strategies that will result in (1) improvement of the housing stock, (2) creation of suitable living environments, and (3) expansion of economic development opportunities for low- and moderate-income Houstonians. These goals support the following four initiatives: elimination of chronic homelessness, revitalization of communities, fostering community economic development, and enhancing quality of life. The format and information presented in the 2014 Annual Action Plan is based on federal requirements.				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

The City of Houston has allocated \$22,747,420 in CDBG funds and \$186,813 in projected program income for public services, multifamily housing development, single-family home repair activities, public facilities and improvements, and economic development.

Distribution of estimated CDBG allocations are listed below:

Community Development Block Grant		
Public Facilities and Improvements	\$6,461,499	28.17%
Public Services (Homeless, Social Services, Youth, Special Needs, Elderly)	\$3,290,786	14.35%
ESG Match	\$555,284	2.42%
Single-Family Housing	\$1,615,373	7.04%
Relocation	\$50,200	0.22%
Lead-Based Paint	\$328,016	1.43%
Multifamily Housing	\$3,448,400	15.04%
Code Enforcement	\$2,597,830	11.33%
Program Administration	\$4,586,845	20.00%
TOTAL	\$22,934,233	100.00%

The strategy for HOME funds remains one of increasing the availability of affordable rental units and expanding opportunities for homeownership. HCDD recommends that the City's estimated allocation of \$7,304,908, including \$90,943 of projected program income, be distributed among the following categories:

HOME Investment Partnerships Grant		
Multifamily/Acquisition/Rehabilitation/New Construction/Relocation/Program Delivery	\$5,444,754	74.54%
Single-Family Downpayment/Closing Cost Assistance for New/Existing Homes	\$1,129,664	15.46%
Program Administration	\$730,490	10.00%
TOTAL	\$7,304,908	100.00%

REQUIRED AUTHORIZATION		
Finance Director:	Other Authorization:	Other Authorization:

The City anticipates an estimated \$10,895,746 allocation in HOPWA grant funds for the 2014-2015 program year. HCDD proposes to fund the following activities:

Housing Opportunities for Persons with AIDS Grant		
Operating Costs	\$1,416,087	13.00%
Supportive Services	\$2,554,797	23.45%
Project or Tenant-based Rental Assistance	\$3,528,710	32.38%
Short-Term, Rent, Mortgage & Utility Assistance	\$2,185,580	20.06%
Resource Identification/Technical Assistance/Housing Information	\$121,000	1.11%
Sponsor Administration	\$762,701	7.00%
Grantee Administration	\$326,871	3.00%
TOTAL	\$10,895,746	100%

The City of Houston's Emergency Solutions Grant (ESG) allocation is estimated to be \$1,926,568 for the 2014-2015 program year. HCDD proposes to use ESG funds for the following activities:

Emergency Solutions Grant		
Homeless Management Information Systems (HMIS)	\$87,000	4.52%
Emergency Shelter	\$735,800	38.19%
Homeless Prevention	\$354,355	18.39%
Rapid Re-Housing	\$604,921	31.40%
Administration	\$144,492	7.50%
TOTAL	\$1,926,568	100.00%

In preparing the 2014 Annual Action Plan, the Housing and Community Development Department (HCDD) solicited the public's input in the development of this federal application. HCDD also developed and distributed written information on these federal grants and sponsored four public hearings (two in the spring and two in the fall). A summary of the 2014 Annual Action Plan was published in the *Houston Chronicle* on March 19, 2014 and is available on HCDD's website.

As stipulated by federal regulations and in conformity with the Citizen Participation Plan, residents have 30 days to comment on the proposed 2014 Annual Action Plan before it is approved by City Council. The 30-day review period extends from March 19, 2014 through April 18, 2014.

This item was presented to the Housing and Community Affairs Committee on April 15, 2014.

cc: Finance Department
 Legal Department
 Mayor's Office
 City Secretary

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance approving the Homebuyer Assistance Program Guidelines to comply with the new 2013 HOME Investment Partnerships Program Final Rule		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District(s) affected: All		
For additional information contact: Stephen Tinnermon / 713-865-8448		Date and identification of prior authorizing Council action: Ord. No. 1999-488 05/19/1999 Ord. No. 2005-1189 10/25/2005 Ord. No. 2006-739 06/28/2006 Ord. No. 2007-1193 10/16/2007		
RECOMMENDATION: Passage of an Ordinance approving the Homebuyer Assistance Program Guidelines to comply with the New HOME 2013 Final Rule.				
Amount of Funding: <p style="text-align: center;">Not Applicable</p>			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Other				
SPECIFIC EXPLANATION:				
<p>The Housing and Community Development Department's Homebuyer Assistance Program (HAP) is designed to increase homeownership opportunities for low- to very-low-income residents and to expand the supply of quality, safe, affordable housing within the City of Houston. Funding sources for the program include U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership (HOME) grants, Community Development Block Grants (CDBG) and City of Houston Tax Increment Reinvestment Zone (TIRZ) funds.</p> <p>HCDD's HAP guidelines describe basic requirements and policies by which the program is managed and applicants are selected. While not meant to be a substitute for federal regulations, these guidelines do strive to meet regularly changing requirements of the various funding sources. To comply with recent changes to the HOME Investment Partnership Program Final Rule and to streamline and consolidate the various guidelines for each grant program, HCDD has drafted and recommends approval of its Amended and Restated Homebuyer Assistance Program Guidelines.</p> <p>The primary change to the HAP Guidelines is in response to a new HOME grant requirement that (1) every program applicant undergo a subsidy layering analysis – a comprehensive evaluation of the applicant's household debt, available assets, income, income-to-mortgage ratio, and other financial metrics – to determine need; and (2) eligible applicants be awarded only the amount of HOME funds necessary to meet the need, after all other funding sources are exhausted.</p> <p>The previous rule was less stringent with regard to performing the subsidy layering analysis for homebuyer projects and the amount of funds for which each applicant was eligible.</p> <p>The new HAP Guidelines also seek to:</p> <ul style="list-style-type: none"> Combine the Houston Homebuyer Assistance (HHA) and Houston HOPE programs to serve all areas of the city. Previously, HHA served only residents outside of Mayor-designated Revitalization Areas, and HOPE served only residents inside Revitalization Areas. 				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

Date	Subject: An Ordinance approving the Homebuyer Assistance Program Guidelines to comply with the new 2013 HOME Investment Partnerships Program Final Rule	Originators Initials	Page 2 of 2
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- Increase the minimum homebuyer contribution from \$500 to \$1000.
- Reduce HCDD's Maximum Investment Amount for HHA and HOPE recipients from \$19,500 and \$30,000 to \$15,000, in response to recent HUD changes to the Maximum Purchase Price allowance.
- Authorize the HCDD Director to adjust the Homebuyer Assistance Program's Maximum Investment Amount as needed to (1) respond to HUD's Maximum Purchase Price changes, which respond to changing market conditions, (2) enhance the Homebuyer Assistance Program's sustainability, and (3) ensure compliance with applicable federal, state and local regulations and laws.
- Authorize the HCDD Director to approve changes to HAP policies, procedures and guidelines to (1) stay up-to-date with changes by HUD and other program funders, (2) improve the Homebuyer Assistance Program, and (3) ensure compliance with applicable federal, state and local regulations and laws.

This item was presented to the Housing and Community Affairs Committee on April 15, 2014

Cc: City Secretary
Legal Department
Finance Department
Mayor's Office

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing the City of Houston and Mayberry Homes, Inc. to apply program income towards the development of affordable single-family homes in NSP3 target areas		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 4/9/14	Agenda Date	
DIRECTOR'S SIGNATURE:		Council Districts affected: D		
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: Ordinance No. 2013-0082		
RECOMMENDATION: Approval of an Ordinance authorizing the City of Houston and Mayberry Homes, Inc. to apply program income towards the development of affordable single-family homes in NSP3 target areas				
Amount of Funding: \$750,000			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund				
Neighborhood Stabilization Program (NSP 3)				
SPECIFIC EXPLANATION:				
<p>In January 2013, Mayberry Homes, Inc. was approved by Council to use NSP 3 funds to develop 14 to 20 affordable, single-family homes in HUD designated NSP3 target areas. Mayberry has completed construction of 14 of the 20 homes. The Housing and Community Development Department (HCDD) will receive program income from the sale of these homes. HCDD recommends use of the program income to build five more homes, which will benefit households earning 120% or less of the area median income (AMI).</p> <p>The homes will be (1) approximately 1,400 square feet, (2) comprised of three bedrooms and two bathrooms, and (3) fitted with numerous energy efficient components, such as high-efficiency HVAC systems, low-E rated windows, and radiant barrier roofing.</p> <p>Mayberry Homes, Inc. has been building and remodeling quality homes in Houston since 1993, is a member of the Greater Houston Builders Association and has been a major partner in various community revitalization efforts. Mayberry has built 100 market-rate, affordable and custom homes in the Third Ward, Sunnyside, Foster Place and Settegast areas and has worked with HCDD to build homes for non-profit and Community Development Housing Organizations (CHDO). Mayberry has also participated in the Houston Hope program and in the LARA programs. Mayberry used the LARA program to acquire all property for the 14 previously built homes.</p> <p>This project is consistent with the City of Houston's Consolidated Plan to create affordable housing units. The City's participation in the project will contribute to the goal of expanding sustainable homeownership opportunities for low-income families in the Houston area.</p> <p>The Housing and Community Affairs Committee reviewed this item on April 15, 2014.</p> <p>NR:JN:RB</p> <p>cc: CSC, CTR, FIN, LGL, MAO</p>				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance approving and authorizing the de-appropriation of \$672,699 in unused funds and approving the appropriation of these funds to be used for Single Family Activities.		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 4/8/2014	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District(s) affected: All		
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: Ordinance 2006-0964 Ordinance 2009-1142		
RECOMMENDATION: The Department recommends approval of an Ordinance de-appropriating \$672,699 in unused TIRZ Affordable Housing Fund 2409 funds and approving these funds for use in Single Family Activities.				
Amount of Funding: \$672,699			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input checked="" type="checkbox"/> Other TIRZ Affordable Housing Fund 2409				
SPECIFIC EXPLANATION:				
<p>The Housing and Community Development Department recommends approval of an Ordinance approving the de-appropriation of \$672,699 in unused TIRZ Affordable Housing funds and approving the appropriation of these funds for Single Family Program activities.</p> <p>In 2006, the Housing and Community Development Department (HCDD) entered into an agreement totaling \$1,127,810.86 with three contractors for the demolition and reconstruction of 11 homes in the Single Family Home Repair Program. Only seven of the homes were completed, leaving a balance of \$352,669.</p> <p>In 2009, City Council approved an Ordinance in the amount of \$620,000 to construct single family homes in Trinity Gardens and the Fourth Ward. Six homes were completed at a cost of \$300,000, leaving a balance of \$320,000.</p> <p>This Ordinance will enable HCDD to use these funds for Single Family activities, including Single Family Home Repair, Homebuyer Assistance and Project Delivery Costs.</p> <p>This item was presented before the April 15, 2014 Housing and Community Affairs Committee.</p> <p>c: City Secretary Legal Department Finance Department Mayor's Office</p>				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance appropriating \$1,000,000 from the TIRZ Affordable Housing Fund 2409 and authorizing a contract between the City of Houston and Rebuild Together Houston for home repair services	Category #	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development	Origination Date 3/27/2014	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District(s) affected: All
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For additional information contact: Stephen Tinnermon / 713-865-8448	Date and identification of prior authorizing Council action: 4/18/2012 Ordinance #2012-3334
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RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and Rebuild Together Houston for home repair services in the amount of \$1,000,000 from the TIRZ Affordable Housing Fund 2409

Amount of Funding: \$1,000,000	Finance Budget:
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SOURCE OF FUNDING	[] General Fund	[] Grant Fund	[X] Other
TIRZ Affordable Housing			

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) requests City Council approval of an Ordinance appropriating up to \$1,000,000 from TIRZ Affordable Housing Fund 2409 and authorizing a contract between the City of Houston and Rebuild Together Houston.

In 2011, the City of Houston awarded Rebuild Together Houston a \$500,000 grant for the newly created Minor Critical Emergency Home Repair Program. This program provided roof repairs and replacements, and repairs to vital interior systems (plumbing, electrical, heating, etc.) to households with incomes below 110% of the Area Median Income (AMI).

On January 17, 2014, an open RFP was issued for proposals from eligible home repair agencies to assist households that (1) do not meet the guidelines of either the standard Community Development Block Grant (CDBG) Single Family Home Repair Program or the CDBG Disaster Recovery Program, or (2) have exceeded the department's capacity limitations. The submission date was extended twice to allow for maximum participation, and Rebuild Together Houston was the only responsive and responsible proposal.

Rebuild Together Houston will evaluate applicants on a list provided by HCDD and assist those that meet the household income standard (below 110% AMI) of its Minor Critical Emergency Home Repair Program.

This item was presented to the Housing and Community Affairs Committee on April 15, 2014.

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing and approving a Reinstatement of and Third Amendment to the Urban Redevelopment Interlocal Agreement with the Land Assemblage Redevelopment Authority (LARA) and other Local Taxing Units.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): Neal Rackleff, Director Housing and Community Development Department		Origination Date April 2, 2014	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District(s) affected: Various		
For additional information contact: Stephen Tinnermon - 713-868-8448		Date and identification of prior authorizing Council action: Ord. No. 2003-1018 dated November 5, 2003 Ord. No. 2005-0702 dated June 8, 2005 Ord. No. 2009-0224 dated March 25, 2009		
RECOMMENDATION: (Summary) Approval of a Reinstatement of and Third Amendment to the Urban Redevelopment Interlocal Agreement among LARA and other Local Taxing Units to reinstate and extend the term of the LARA Agreement until March 12, 2017.				
Amount of Funding: NONE			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
SPECIFIC EXPLANATION: In November 2003, the City entered into an Agreement with the Land Assemblage Redevelopment Authority and other Local Taxing Units to redevelop certain properties in the Third and Fifth Wards as affordable housing. The LARA Agreement was amended in 2005 to add delinquent properties, and again in 2009 to extend its term to March 12, 2014. On March 12, 2014 the agreement expired and the department seeks to reinstate as necessary, delete certain properties from the LARA agreement and extend its term until March 12, 2017. LARA will continue to maintain the properties at their cost and will only dispose of properties for uses that are consistent with each neighborhood's urban redevelopment plan. This item was presented to the Housing and Community Affairs Committee on April 15, 2014.				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:
Date	Subject:			Originators Initials
				Page 1 of 1