



Housing and Community Affairs Committee

Committee Members

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

Robert Gallegos (Vice Chair)
Larry Green
Edward Gonzalez
Dwight A. Boykins

AGENDA

Tuesday, June 17, 2014 10:00 AM
City Hall

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

I. **Public Service**

For review and possible authorization:

- a. SEARCH Engagement Services Program - (All Council Districts) An Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services providing \$133,883 in General Funds for the operation of a homeless services program
- b. SEARCH Acquisitions (All Council Districts) - An Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services providing \$1,353,014 in State HHSP funds for the acquisition of land at the 2000 block of Congress and Franklin for a community facility and the acquisition of vehicles for program services

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Melody Barr, Administration Manager

II. **Single-Family Programs**

For review and possible authorization:

- c. Winstead Legal Services (All Council Districts) - An Ordinance appropriating \$50,000 from the TIRZ Affordable Housing Fund and authorizing a contract for legal services between the City of Houston and Winstead PC

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Joel North, Assistant Director

III. **Infrastructure**

For review and possible authorization:

- d. Disaster Recovery Infrastructure Projects (Council Districts B, D, H) - Ordinance authorizing: (1) submittal of an application to the Texas General Land Office (GLO) for \$14,126,539 from the CDBG Disaster Recovery Program Round 2.2 for drainage infrastructure projects, (2) an Amendment to the GLO Round 2.2 Non-Housing Grant Agreement necessary to accommodate the funding request, and (3) acceptance of the requested funds

Presentation:

- Neal Rackleff, Director Housing and Community Development Department
- Stedman Grigsby, Division Manager

IV. **Multifamily**

For review and possible authorization:

- e. Kissito Riverside Funding (Council District D) - Approval of a Loan Agreement between the City of Houston and Riverside Healthy Living Affordable Housing Inc. for construction of a 112-unit affordable housing community located at 4320 Old Spanish Trail
- f. Kissito Riverside Tax Credits (Council District D) - Approval of a state-required Resolution of No Objection, enabling Riverside Healthy Living Affordable Housing Inc. to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for the Riverside Healthy Living housing community
- g. Woodland Christian Tower Funding (Council District H) - Approval of a Loan Agreement between the City of Houston and National Benevolent Association for renovation of a 127-unit affordable housing community located at 600 E. Tidwell Road
- h. Woodland Christian Tower Tax Credits (Council District H) - Approval of a state-required Resolution of No Objection, enabling National Benevolent Association to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for the renovation of Woodland Christian Towers

- i. The Women's Home 2 (Council District A) - Approval of a state-required Resolution of No Objection enabling The Women's Home to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for The Women's Home Phase 2 housing community
- j. Calhoun Place (Council District D) - An Ordinance authorizing a Loan Agreement between the City of Houston and National Community Renaissance Development Corporation for construction of Calhoun Place, an affordable 84-unit housing community located at 5510 Calhoun Road

Presentation:

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

V. **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.

VI. **Director's Comments**

Neal Rackleff, Director Housing and Community Development Department

| SUBJECT: An Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services providing \$133,883 in General Funds for the operation of a homeless services program | | Category # | Page 1 of 1 | Agenda Item # | | | | | | | | | | | | |
|--|-------------------------|---|------------------------|-----------------------------|----------|-------------------------|---------|----------------|---|----|------------------|-----------|------|--------------|------------------|-------------|
| FROM: Neal Rackleff, Director Housing and Community Development Department | | Origination Date 6/2/14 | | Agenda Date | | | | | | | | | | | | |
| DIRECTOR'S SIGNATURE: | | Council Districts affected: All | | | | | | | | | | | | | | |
| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | | Date and identification of prior authorizing Council action: | | | | | | | | | | | | | | |
| RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services providing \$133,883 in General Funds for the operation of a homeless services program | | | | | | | | | | | | | | | | |
| Amount of Funding: \$133,883 | | | Finance Budget: | | | | | | | | | | | | | |
| SOURCE OF FUNDING <input checked="" type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund | | | | | | | | | | | | | | | | |
| SPECIFIC EXPLANATION: | | | | | | | | | | | | | | | | |
| <p>The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and SEARCH Homeless Services to fund the operational costs of its Engagement Services Program, which provides emergency assistance to Houston's homeless population living on the streets.</p> <p>The City will grant SEARCH \$133,883 to provide services to 750 individuals, including outreach and stabilization to 250 homeless individuals and essential services in its Resource Center to 500 homeless individuals. SEARCH's essential services include bus passes, lunches, clothing, blankets, job training and transportation to appointments. Other services provided by SEARCH include referring homeless individuals to substance abuse counseling, HIV education and testing, and medical and dental assistance. General Funds are used to leverage other grants and provide a comprehensive service package. Most of these activities are not eligible for federal dollars under US Department of Housing and Urban Development (HUD) program regulations.</p> | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Services</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>-</td> <td>0%</td> </tr> <tr> <td>Program Services</td> <td>\$133,883</td> <td>100%</td> </tr> <tr> <td>Total</td> <td>\$133,883</td> <td>100%</td> </tr> </tbody> </table> | | | | | Category | Total Contract Services | Percent | Administrative | - | 0% | Program Services | \$133,883 | 100% | Total | \$133,883 | 100% |
| Category | Total Contract Services | Percent | | | | | | | | | | | | | | |
| Administrative | - | 0% | | | | | | | | | | | | | | |
| Program Services | \$133,883 | 100% | | | | | | | | | | | | | | |
| Total | \$133,883 | 100% | | | | | | | | | | | | | | |
| <p>The term of this contract is from July 1, 2014 through June 30, 2015. SEARCH Homeless Services has received various funding through the City of Houston since 2000.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on June 17, 2014.</p> <p>NR:EP:MNB:MR</p> <p>cc: Legal Department Mayor's Office City Secretary Finance Department</p> | | | | | | | | | | | | | | | | |
| REQUIRED AUTHORIZATION | | | | | | | | | | | | | | | | |
| Finance Director: | | Other Authorization: | | Other Authorization: | | | | | | | | | | | | |

I.D.

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

2014-SEARCH-HHSP

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|---|--|---|------------------------|----------------------|
| SUBJECT: An Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services providing \$1,353,014 in State HHSP funds for the acquisition of land at the 2000 block of Congress and Franklin for a community facility and the acquisition of vehicles for program services | | Category # | Page 1 of 2 | Agenda Item # |
| FROM: Neal Rackleff, Director Housing and Community Development | | Origination Date 6/10/14 | Agenda Date | |
| DIRECTOR'S SIGNATURE: | | Council District affected: District I | | |
| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | | Date and identification of prior authorizing Council action: | | |
| RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services providing \$1,353,014 in State HHSP funds for the acquisition of land at the 2009 Congress Street for a community facility and the acquisition of vehicles for program services | | | | |
| Amount of Funding: \$1,353,014 | | | Finance Budget: | |
| SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund | | | | |
| State of Texas -- Homeless Housing Services Program (HHSP) | | | | |
| SPECIFIC EXPLANATION: Established in 1989 to provide homeless people with meals, showers, laundry services and mail pick-up, SEARCH is now one of the leading institutions in greater Houston helping people transition from the streets into jobs and safe, stable housing. In Fiscal Year 2013, SEARCH served 7,203 men, women and children in our community. Its mission is to provide hope, create opportunity, and transform lives. | | | | |
| This Ordinance authorizes a contract between the City of Houston and SEARCH to provide \$1,353,014 in State Homeless Housing Service Program (HHSP) funds for SEARCH to 1) acquire land and build a 22,000-square-foot Employment Services and Care Hub, 2) purchase seven cars to be used by Housing Navigators who assist homeless persons in navigating the system of health care and social service agencies from which they get the documentation and support needed to gain permanent housing, and 3) purchase two vans needed by the Mobile Outreach team, which engages with homeless persons on the street by providing them with essential food and supplies. | | | | |
| For its Employment Services and Care Hub, SEARCH has identified property at the 2000 block of Congress and Franklin Street, within one mile of the Beacon day center, which is a homeless person's entry point for coordinated access to care. This proximity will help shorten the distance a homeless person must travel to obtain all documentation and services needed to enter permanent supportive housing from 40 square miles to four square miles. | | | | |
| The new 22,000-square-foot facility will cost an estimated \$9.5 million including land, construction, furniture, fixtures, and equipment, and is expected to be completed by June 2016. | | | | |
| Given the number of chronically homeless currently in our community, SEARCH estimates 13 community-based Housing Navigators are needed to provide the one-on-one assistance a homeless person requires at the time of referral or voucher issuance to be move-in ready and begin to stabilize within 60 days. The seven cars to be purchased with the HHSP grant will support the work of a Housing Navigator supervisor and six teams of two, which will serve approximately 500 individuals annually. | | | | |
| The Mobile Outreach team serves approximately 800 unduplicated persons annually. The team recently doubled from 2 to 4 fulltime outreach specialists who partner with the Houston Police Department Homeless | | | | |

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

Outreach Team, graduate school social work interns, volunteers and staff from collaborating agencies. SEARCH currently has one 11-year-old van with 150,000+ miles that the team loads with essentials, including hygiene packs, warm clothes (during the cold season), insect repellent, socks, underwear, water and food to distribute as necessary to homeless persons.

Replacing the current van will ensure greater safety and cost effectiveness by reducing the expense of fuel and maintenance. Adding another van will increase the ability of the team (two per van) to be more efficient in covering the vast geographic areas of Houston and convert a larger number of outreach contacts into more purposeful connections that will result in more program enrollments. This in turn will lead to more intensive case management service delivery that focuses on connecting clients to behavioral health, housing, and supports that encourage self-sufficiency.

SEARCH will fund \$9.5 million of the total program costs. HCDD's funding will be used as follows:

| Budget Categories | Totals |
|--------------------------|------------------------|
| Acquisition of Land | 1,143,014.00 |
| Acquisition of Vehicles | 210,000.00 |
| Total | \$ 1,353,014.00 |

SEARCH Homeless Services has received funding from the City as a service provider since 2000.

This item was reviewed by the Housing and Community Affairs Committee on June 17, 2014.

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

REQUIRED AUTHORIZATION

Finance Department Director:

Other Authorization:

Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

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|---|-------------------|------------------|----------------------|
| SUBJECT: An Ordinance appropriating \$50,000 from the TIRZ Affordable Housing Fund and authorizing a contract for legal services between the City of Houston and Winstead PC | Category # | Page 1 | Agenda Item # |
|---|-------------------|------------------|----------------------|

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| FROM: Neal Rackleff, Director Housing and Community Development Department | Origination Date 1/31/2014 | Agenda Date |
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|------------------------------|---------------------------------------|
| DIRECTOR'S SIGNATURE: | Council District affected: ALL |
|------------------------------|---------------------------------------|

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|---|---|
| For additional information contact: Stephen Tinnermon Phone: (713) 868-8448 | Date and identification of prior authorizing Council action: |
|---|---|

RECOMMENDATION: Approval of an Ordinance appropriating \$50,000 from the TIRZ Affordable Housing Fund and authorizing a contract for legal services between the City of Houston and Winstead PC

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|---|------------------------|
| Maximum Contract Amount: \$50,000 | Finance Budget: |
|---|------------------------|

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|--|---------------------------------------|-------------------------------------|---|
| 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:

The Housing & Community Development Department (HCDD) recommends City Council approve an Ordinance appropriating \$50,000 from the TIRZ Affordable Housing Fund and authorize a contract for legal services between the City and Winstead PC.

HCDD previously issued Purchase Order No. 450017495-0 and Change to Purchase Order 450017495-1 totaling \$49,900 to engage Winstead PC, which responded to a solicitation for legal services. Winstead's services are related to contractor disputes and the completion of work under contracts for rehabilitating and reconstructing homes in the City's Hurricane Ike Single Family Home Repair Program. Due to the unpredictable nature of the legal actions, the contractor disputes have not been fully resolved and the funds made available under the previous purchase order have been exhausted.

HCDD now finds it necessary to enter a contract for legal services with Winstead PC in the additional contract amount of \$50,000 to provide for the completion and resolution of the matters for which the purchase order was previously issued. The contract amount includes up to \$12,500 for prior services.

This item was reviewed by the Housing and Community Affairs Committee on June 17, 2014.

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

REQUIRED AUTHORIZATION

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|--------------------------|-----------------------------|-----------------------------|
| Finance Director: | Other Authorization: | Other Authorization: |
|--------------------------|-----------------------------|-----------------------------|

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|--|-------------------|-----------------------|----------------------|
| SUBJECT: Ordinance authorizing: (1) submittal of an application to the Texas General Land Office (GLO) for \$14,126,539 from the CDBG Disaster Recovery Program Round 2.2 for drainage infrastructure projects, (2) an Amendment to the GLO Round 2.2 Non-Housing Grant Agreement necessary to accommodate the funding request, and (3) acceptance of the requested funds | Category # | Page 1 of 1 | Agenda Item # |
|--|-------------------|-----------------------|----------------------|

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|--|---------------------------------------|--------------------|
| FROM: Neal Rackleff, Director Housing and Community Development | Origination Date 02/06/2014 | Agenda Date |
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| DIRECTOR'S SIGNATURE: | Council District affected: District B, D and H |
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|---|--|
| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | Date and identification of prior authorizing Council action: Ordinance 2014-0291, April 9, 2014 |
|---|--|

RECOMMENDATION: Approval of an Ordinance authorizing: (1) submittal of an application to the Texas GLO for \$14,126,539 in CDBG Disaster Recovery Round 2.2 funds for drainage infrastructure projects, (2) an Amendment to the GLO Round 2.2 Non-Housing Grant Agreement necessary to accommodate the funding request, and (3) acceptance of the requested funds

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|--|------------------------|
| Amount of Funding: \$14,126,539 | Finance Budget: |
|--|------------------------|

SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

No Funding Required

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) is requesting approval to apply to the Texas GLO for \$14,126,539 in Hurricane Ike Disaster Recovery Round 2.2 funding for infrastructure projects to improve drainage. The funds will be used for projects in the Community Revitalization Areas (CRAs) and CRA Outreach Areas identified in the Community Development Block Grant Disaster Recovery (CDBG DR) Program Planning Study. Conducted in 2013, the study incorporated a robust public participation process to pinpoint communities where program funding would not only provide immediate improvements needed to facilitate disaster recovery, but would also stimulate further redevelopment and revitalization of the community.

The Texas GLO administers the federal CDBG DR funds, and the City is eligible to receive up to \$26,112,539 for eligible non-housing (infrastructure) projects. Through an agreement currently in place, the City has already received \$11,986,000 of that amount. This Ordinance will amend that agreement to include the remaining \$14,126,539 to fund two drainage projects.

One project will cover installation of major new storm sewer capacity to enhance drainage along Fifth Ward streets, including but not limited to Bringhurst, Hare, Buck and Press, and to extend Cline Street. This project will improve drainage and facility ingress and egress for residents and emergency personnel during flood events. Roadway surfaces will be reconstructed, and curbs/gutters and new sidewalks will be installed to enhance pedestrian and vehicle access.

The second project will focus on identifying, redesigning and reconstructing certain open ditch systems which fail to function during heavy rains in CRAs and CRA Outreach Areas. Replacement of driveway and street culverts which fail to function in these low- to moderate-income areas will also be considered.

This Ordinance authorizes submittal of the application, amending the grant agreement to include the full amount for which the City is eligible, and acceptance of the funds. It was reviewed by the Housing and Community Affairs Committee on June 17, 2014.

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

| REQUIRED AUTHORIZATION | | |
|-------------------------------|-----------------------------|-----------------------------|
| Finance Department: | Other Authorization: | Other Authorization: |

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| SUBJECT: Approval of a Loan Agreement between the City of Houston and Riverside Healthy Living Affordable Housing Inc. for construction of a 112-unit affordable housing community located at 4320 Old Spanish Trail | | Category # | Page 1 of 1 | Agenda Item # | | | | | | | | | | | | | | |
| FROM: Neal Rackleff, Director Housing and Community Development | | Origination Date 5/12/2014 | Agenda Date | | | | | | | | | | | | | | | |
| DIRECTOR'S SIGNATURE: | | Council District affected: District D | | | | | | | | | | | | | | | | |
| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | | Date and identification of prior authorizing Council action: N/A | | | | | | | | | | | | | | | | |
| RECOMMENDATION: Approval of a Loan Agreement between the City of Houston and Riverside Healthy Living Affordable Housing Inc. for construction of a 112-unit affordable housing community located at 4320 Old Spanish Trail | | | | | | | | | | | | | | | | | | |
| Amount of Funding: \$3,000,000 | | | Finance Budget: | | | | | | | | | | | | | | | |
| SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Other HOME Investment Partnership | | | | | | | | | | | | | | | | | | |
| SPECIFIC EXPLANATION: | | | | | | | | | | | | | | | | | | |
| <p>The Housing and Community Development Department recommends Council approve a \$3,000,000 loan of HOME funds to Riverside Healthy Living Affordable Housing Inc. for the development of the Kissito Riverside Center for Healthy Living – a \$15 million, 112-unit affordable housing community located at 4320 Old Spanish Trail. The ownership entity is a partnership between Volunteers of America (VOA), which will provide development and management services, and Kissito Healthcare Inc., which will provide services related to healthcare and tenant support. VOA will control 85% of the ownership entity, and Kissito will control the remaining 15%. All project expenses will be shared based on these percentages.</p> <p>The Kissito model is a "Service Enriched Housing" model. The program's goal is to allow seniors to live in their homes as long as possible. The property will include a 5,000-square-foot PACE clinic (to be later expanded to 15,000 SF) through which these services will be provided. PACE (Program for All-Inclusive Care for the Elderly) is a Medicaid program that provides long-term services and supports for Medicaid and Medicare enrollees. In most cases, this comprehensive care model allows individuals to receive care at home rather than in a nursing home. In addition to residents of the Riverside center, all qualified citizens living in the surrounding neighborhood may take advantage of this clinic.</p> <p>Kissito Riverside will contain 66 Permanent Supportive Housing (PSH) units and 46 affordable units for low-income seniors. A Land Use Restriction Agreement (LURA) will require that the PSH units be restricted for 20 years.</p> <p>Total funding for the project will be as follows:</p> <p><u>Sources of Funds:</u></p> <table> <tr> <td>Revenue Bonds/4% Tax Credits</td> <td>\$ 3,820,172</td> </tr> <tr> <td>Harris County HOME funds</td> <td>\$ 1,000,000</td> </tr> <tr> <td>Conventional Loan</td> <td>\$ 4,125,000</td> </tr> <tr> <td>Private Funds</td> <td>\$ 3,016,958</td> </tr> <tr> <td>Deferred Developer Fee</td> <td>\$ 392,846</td> </tr> <tr> <td>City of Houston</td> <td>\$ 3,000,000</td> </tr> <tr> <td></td> <td>\$15,354,976</td> </tr> </table> <p>This proposal was presented to the Housing and Community Affairs Committee on June 17, 2014.</p> <p>NR:EP:SS</p> <p>Cc: CSC, FIN, MYR, LGL</p> | | | | | Revenue Bonds/4% Tax Credits | \$ 3,820,172 | Harris County HOME funds | \$ 1,000,000 | Conventional Loan | \$ 4,125,000 | Private Funds | \$ 3,016,958 | Deferred Developer Fee | \$ 392,846 | City of Houston | \$ 3,000,000 | | \$15,354,976 |
| Revenue Bonds/4% Tax Credits | \$ 3,820,172 | | | | | | | | | | | | | | | | | |
| Harris County HOME funds | \$ 1,000,000 | | | | | | | | | | | | | | | | | |
| Conventional Loan | \$ 4,125,000 | | | | | | | | | | | | | | | | | |
| Private Funds | \$ 3,016,958 | | | | | | | | | | | | | | | | | |
| Deferred Developer Fee | \$ 392,846 | | | | | | | | | | | | | | | | | |
| City of Houston | \$ 3,000,000 | | | | | | | | | | | | | | | | | |
| | \$15,354,976 | | | | | | | | | | | | | | | | | |
| REQUIRED AUTHORIZATION | | | | | | | | | | | | | | | | | | |
| Finance Department: | | Other Authorization: | | Other Authorization: | | | | | | | | | | | | | | |

TO: **Mayor via City Secretary** **REQUEST FOR COUNCIL ACTION** **14 – Resolution – Klssito**

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|--|--|-----------------------------|---|-----------------------------|----------------------|
| SUBJECT: Approval of a state-required Resolution of No Objection, enabling Riverside Healthy Living Affordable Housing Inc. to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for the Riverside Healthy Living housing community | | | Category # | Page 1 of 1 | Agenda Item # |
| FROM: Neal Rackleff, Director Housing and Community Development | | | Origination Date 6/12/2014 | | Agenda Date |
| DIRECTOR'S SIGNATURE: | | | Council District affected: District D | | |
| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | | | Date and identification of prior authorizing Council action: N/A | | |
| RECOMMENDATION: Approval of a state-required Resolution of No Objection, enabling Riverside Healthy Living Affordable Housing Inc. to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for the Riverside Healthy Living housing community | | | | | |
| 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: | | | | | |
| <p>Riverside Healthy Living Affordable Housing Inc. intends to construct a 112-unit affordable housing community to be located at 4320 Old Spanish Trail. The borrower is a partnership between Volunteers of America (VOA), which will provide development and management services, and Kissito Healthcare Inc., which will provide services related to healthcare and tenant support. Proposed financing for the facility includes non-competitive, 4% federal tax credits administered through the Texas Department of Housing and Community Affairs (TDHCA). Per new TDHCA rules, developers interested in applying for tax credit equity must obtain a Resolution of "No Objection" from the City of Houston.</p> <p>The proposed community will dramatically improve the living conditions for 112 low-income families, and will include 66 units reserved for chronically homeless individuals who will qualify for Permanent Supportive Housing as part of the Mayor's initiative to end chronic homelessness. Therefore, the Housing and Community Development Department recommends Council approve this Resolution of "No Objection" enabling the borrower to apply for tax credits.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on June 17, 2014.</p> | | | | | |
| NR:EP:SS | | | | | |
| Cc: CSC, FIN, MYR, LGL | | | | | |
| REQUIRED AUTHORIZATION | | | | | |
| Finance Department: | | Other Authorization: | | Other Authorization: | |

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| SUBJECT: Approval of a Loan Agreement between the City of Houston and National Benevolent Association for renovation of a 127-unit affordable housing community located at 600 E. Tidwell Road | | Category # | Page 1 of 1 | Agenda Item # | | | | | | | | | | | | | | | | | | |
| FROM: Neal Rackleff, Director Housing and Community Development | | Origination Date 5/14/2014 | Agenda Date | | | | | | | | | | | | | | | | | | | |
| DIRECTOR'S SIGNATURE: | | Council District affected: District H | | | | | | | | | | | | | | | | | | | | |
| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | | Date and identification of prior authorizing Council action: N/A | | | | | | | | | | | | | | | | | | | | |
| RECOMMENDATION: Approval of a Loan Agreement between the City of Houston and National Benevolent Association for renovation of a 127-unit affordable housing community located at 600 E. Tidwell Road | | | | | | | | | | | | | | | | | | | | | | |
| Amount of Funding: \$3,052,905 | | | Finance Budget: | | | | | | | | | | | | | | | | | | | |
| SOURCE OF FUNDING [] General Fund [X] Grant Fund [X] Other HOME Investment Partnership \$1,200,000 Tax Increment Reinvestment Zone (TIRZ) funds \$1,852,905 | | | | | | | | | | | | | | | | | | | | | | |
| SPECIFIC EXPLANATION: | | | | | | | | | | | | | | | | | | | | | | |
| <p>The Housing and Community Development Department recommends Council approve a \$3,052,905 loan of HOME and TIRZ funds to National Benevolent Association (NBA) for the renovation of Woodland Christian Towers, a seven-story 127-unit Section 8 affordable housing community located at 600 E. Tidwell Road.</p> <p>The property was built in 1972 by the National Benevolent Association (NBA), which remains the property owner. Christian Church Homes (CCH) is an affiliate of NBA and provides property management services. NBA and CCH intend to form a Community Housing Development Organization (CHDO) which will act as the general partner of a tax credit limited partnership that will renovate the property.</p> <p>Given its age, the building is in need of a substantial renovation. The project will include site grading and drainage control, window replacement, complete mechanical system replacement, modernization of all common areas, full apartment renovation, and the addition of a Health and Counseling Clinic on the first floor. In exchange for HCDD's funding, at least 28 units will be designated as Permanent Supportive Housing units and will be restricted to low and very low income residents.</p> <p>The total cost of the project will be financed as follows:</p> <p><u>Sources of Funds:</u></p> <table> <tr> <td>HOME Funds</td> <td>\$1,200,000</td> </tr> <tr> <td>TIRZ Funds</td> <td>\$1,852,905</td> </tr> <tr> <td>Construction Loan</td> <td>\$2,651,451</td> </tr> <tr> <td>Tax Credit Equity</td> <td>\$3,901,000</td> </tr> <tr> <td>Harris County HOME Funds</td> <td>\$1,341,689</td> </tr> <tr> <td>Deferral of Flex Subsidy Loan</td> <td>\$1,100,000</td> </tr> <tr> <td>Seller Carryback Loan</td> <td>\$ 880,000</td> </tr> <tr> <td><u>Other Sources</u></td> <td><u>\$ 688,620</u></td> </tr> <tr> <td>Total Project Cost</td> <td>\$13,615,665</td> </tr> </table> | | | | | HOME Funds | \$1,200,000 | TIRZ Funds | \$1,852,905 | Construction Loan | \$2,651,451 | Tax Credit Equity | \$3,901,000 | Harris County HOME Funds | \$1,341,689 | Deferral of Flex Subsidy Loan | \$1,100,000 | Seller Carryback Loan | \$ 880,000 | <u>Other Sources</u> | <u>\$ 688,620</u> | Total Project Cost | \$13,615,665 |
| HOME Funds | \$1,200,000 | | | | | | | | | | | | | | | | | | | | | |
| TIRZ Funds | \$1,852,905 | | | | | | | | | | | | | | | | | | | | | |
| Construction Loan | \$2,651,451 | | | | | | | | | | | | | | | | | | | | | |
| Tax Credit Equity | \$3,901,000 | | | | | | | | | | | | | | | | | | | | | |
| Harris County HOME Funds | \$1,341,689 | | | | | | | | | | | | | | | | | | | | | |
| Deferral of Flex Subsidy Loan | \$1,100,000 | | | | | | | | | | | | | | | | | | | | | |
| Seller Carryback Loan | \$ 880,000 | | | | | | | | | | | | | | | | | | | | | |
| <u>Other Sources</u> | <u>\$ 688,620</u> | | | | | | | | | | | | | | | | | | | | | |
| Total Project Cost | \$13,615,665 | | | | | | | | | | | | | | | | | | | | | |
| This proposal was presented to the Housing and Community Affairs Committee on June 17, 2014. | | | | | | | | | | | | | | | | | | | | | | |
| NR:EP:SS | | | | | | | | | | | | | | | | | | | | | | |
| cc: Legal Department, Finance Department, Mayor's Office, City Secretary | | | | | | | | | | | | | | | | | | | | | | |
| REQUIRED AUTHORIZATION | | | | | | | | | | | | | | | | | | | | | | |
| Finance Department: | | Other Authorization: | | Other Authorization: | | | | | | | | | | | | | | | | | | |

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| SUBJECT: Approval of a state-required Resolution of No Objection, enabling National Benevolent Association to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for the renovation of Woodland Christian Towers | Category # | Page 1 of 1 | Agenda Item # |
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| FROM: Neal Rackleff, Director Housing and Community Development | Origination Date 6/12/2014 | Agenda Date |
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| DIRECTOR'S SIGNATURE: | Council District affected: District H |
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| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | Date and identification of prior authorizing Council action: N/A |
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RECOMMENDATION: Approval of a state-required Resolution of No Objection, enabling National Benevolent Association to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for the renovation of Woodland Christian Towers

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| Amount of Funding: <p style="text-align: center;">None</p> | Finance Budget: |
|--|------------------------|

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| SOURCE OF FUNDING | <input type="checkbox"/> General Fund | <input type="checkbox"/> Grant Fund | <input type="checkbox"/> Enterprise Fund |
| No funding required | | | |

SPECIFIC EXPLANATION:

Woodland Christian Towers is a 127-unit Section 8 affordable housing property located at 600 E. Tidwell Road. The owner intends an extensive renovation to this 44-year-old building. Proposed financing includes non-competitive, 4% federal tax credits administered through the Texas Department of Housing and Community Affairs (TDHCA). Per new rules promulgated by the TDHCA, developers interested in applying for tax credit equity must obtain a Resolution of "No Objection" from the City of Houston.

The proposed renovation project will dramatically improve the living conditions for 127 low-income families, and will include 28 units reserved for chronically homeless individuals who will qualify for Permanent Supportive Housing as part of the Mayor's initiative to end chronic homelessness. Therefore, the Housing and Community Development Department recommends Council approve this Resolution of "No Objection" enabling the borrower to apply for tax credits.

The item was reviewed by the Housing and Community Affairs Committee on June 17, 2014.

NR:EP:SS

Cc: CSC, FIN, MYR, LGL

| REQUIRED AUTHORIZATION | | |
|----------------------------|-----------------------------|-----------------------------|
| Finance Department: | Other Authorization: | Other Authorization: |
| | | |

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|---|--|--|------------------------|-----------------------------|
| SUBJECT: Approval of a state-required Resolution of No Objection enabling The Women's Home to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for the Women's Home Phase 2 housing community | | Category # | Page 1 of 1 | Agenda Item # |
| FROM: Neal Rackleff, Director Housing and Community Development | | Origination Date 4/5/2014 | Agenda Date | |
| DIRECTOR'S SIGNATURE: | | Council District affected: District A | | |
| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | | Date and identification of prior authorizing Council action: 3/26/2014 ; R2014-68 | | |
| RECOMMENDATION: Approval of a state-required Resolution of No Objection enabling The Women's Home to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs for the Women's Home Phase 2 housing community | | | | |
| Amount of Funding: None | | | Finance Budget: | |
| SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund | | | | |
| No funding required | | | | |
| SPECIFIC EXPLANATION: | | | | |
| <p>The Women's Home, a non-profit corporation dedicated to providing housing and comprehensive services to women in crisis, plans to construct an 84-unit apartment community located at 2060 Jacqueline Street. This will be The Women's Home's second facility. The first, Jane Cizik Garden Place, is an 87-unit facility successfully operating since 2011.</p> <p>Proposed financing for the facility includes non-competitive, 4% federal tax credits administered through the Texas Department of Housing and Community Affairs (TDHCA). Per new rules promulgated by the TDHCA, developers interested in applying for 4% tax credit equity must obtain a Resolution of "No Objection" from the City of Houston.</p> <p>The proposed community will dramatically improve the living conditions for 84 low-income families, and will include 40 units reserved for chronically homeless individuals who will qualify for Permanent Supportive Housing as part of the Mayor's initiative to end chronic homelessness. Therefore, the Housing and Community Development Department recommends Council approve this Resolution of No Objection enabling The Women's Home to apply for tax credits.</p> <p>The Women's Home, a 501(c)(3) organization in existence for over 50 years, has proactively pursued and incorporated community input, and has very robust support from community leaders and residents.</p> <p>On March 4, 2014, the Housing and Community Affairs Committee reviewed a Resolution of Support for The Women's Home to receive TDHCA's 9% tax credits, and on March 26, 2014, Council approved that Resolution of Support. Unlike the non-competitive 4% tax credits, the 9% credits are highly competitive, and TDHCA has not yet selected the recipients of the 9% tax credits. Because of the large number of highly qualified projects competing for limited funds under the 9% tax credit program, the Women's Home is also applying for 4% tax credits to secure funding for the project.</p> <p>This Resolution of No Objection to 4% tax credits was reviewed by the Housing and Community Affairs Committee on June 17, 2014.</p> | | | | |
| NR:EP:SS | | | | |
| cc: CSC, FIN, MYR, LGL | | | | |
| REQUIRED AUTHORIZATION | | | | |
| Finance Department: | | Other Authorization: | | Other Authorization: |

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

14 - Calhoun

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|--|-------------------|--------------------|----------------------|
| SUBJECT: An Ordinance authorizing a Loan Agreement between the City of Houston and National Community Renaissance Development Corporation for construction of Calhoun Place, an affordable 84-unit housing community located at 5510 Calhoun Road | Category # | Page 1 of 1 | Agenda Item # |
|--|-------------------|--------------------|----------------------|

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| FROM: Neal Rackleff, Director Housing and Community Development | Origination Date 5/2/2014 | Agenda Date |
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| DIRECTOR'S SIGNATURE: | Council District affected: District D |
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| For additional information contact: Stephen Tinnermon Phone: 713-868-8448 | Date and identification of prior authorizing Council action: N/A |
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RECOMMENDATION: Approval of an Ordinance authorizing a Loan Agreement between the City of Houston and National Community Renaissance Development Corporation for construction of Calhoun Place, an affordable 84-unit housing community located at 5510 Calhoun Road

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| Amount of Funding: \$3,005,060 | Finance Budget: |
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|------------------------------------|---------------------------------------|--|---|
| SOURCE OF FUNDING | <input type="checkbox"/> General Fund | <input checked="" type="checkbox"/> Grant Fund | <input checked="" type="checkbox"/> Other |
| HOME Investment Partnership | | | |

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends Council approve an Ordinance authorizing a Loan Agreement between the City of Houston and National Community Renaissance Development Corporation (National CORE) for construction of Calhoun Place, an affordable 84-unit housing community located at 5510 Calhoun Road. Total project costs are anticipated to be \$9,700,000.

The project involves the demolition of an abandoned building currently on the site, and construction of a three-story community that will include extensive social services provided through the developer's Hope Through Housing program. The property will include a mix of efficiency, one-bedroom and two-bedroom units. The developer has received community support for the proposed project, as well as a substantial grant from the Houston Endowment.

In exchange for HCDD's funding, the borrower will provide 40 units (47.5% of the total) as Permanent Supportive Housing units in support of the City's initiative to end chronic homelessness. Tenants in these units will receive integrated clinical and intensive case management services to help support their special needs in maintaining stable housing.

The project's total cost will be financed as follows:

Sources of Funds:

| | |
|-------------------------------|-------------------|
| HOME Funds | \$3,005,060 |
| Construction Loan | \$1,500,000 |
| Houston Endowment Grant | \$4,000,000 |
| Federal Home Loan Bank | \$ 500,000 |
| Seller Contribution | \$ 395,000 |
| <u>Deferred Developer Fee</u> | <u>\$ 300,000</u> |
| Total Project Cost | \$9,700,060 |

This item was reviewed by the Housing and Community Affairs Committee on June 17, 2014.

NR:EP:SS

Cc: CSC, FIN, MYR, LGL

| REQUIRED AUTHORIZATION | | |
|-------------------------------|-----------------------------|-----------------------------|
| Finance Department: | Other Authorization: | Other Authorization: |
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