



Housing and Community Affairs Committee

Committee Members

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

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

AGENDA

Tuesday, February 17, 2015 10:00 AM
City Hall Chambers

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

I. Public Services

For review and possible authorization:

- a. AIDS Foundation Houston (All District) – An Ordinance authorizing a first contract amendment between the City of Houston and AIDS Foundation Houston, providing \$839,340.18 in HOPWA funds to operate and maintain four multi-unit residential facilities with supportive services for low-income and/or homeless person living with HIV/AIDS
- b. A Caring Safe Place Transitional Housing (District B) – An Ordinance authorizing a first contract amendment between the City of Houston and A Caring Safe Place Inc., providing \$414,220.21 in HOPWA funds to operate and maintain a transitional housing community residence (with supportive services) for low-income and/or homeless persons living with HIV/AIDS
- c. A Caring Safe Place Permanent Housing (District B & H) – An Ordinance authorizing a first contract amendment between the City of Houston and A Caring Safe Place Inc., providing \$188,946 in HOPWA funds to operate and maintain a single-room-occupancy (SRO) community residence (with supportive services) for low-income and/or homeless persons living with HIV/AIDS

- d. AIDS Coalition of Coastal Texas, Inc. (District – None) – An Ordinance authorizing a first contract amendment 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 rental assistance program with supportive services for low-income persons living with HIV/AIDS
- e. The Montrose Center (District C) – An Ordinance authorizing a first contract amendment between the City of Houston and The Montrose Center, providing \$982,496.21 in HOPWA funds for the administration and operation of an emergency rental assistance program with supportive services for low-income persons living with HIV/AIDS
- f. Association for the Advancement of Mexican Americans (All Districts) – An Ordinance authorizing the use of \$196,500 in federal HOPWA funds for a first contract amendment between the City of Houston and the Association for the Advancement of Mexican Americans for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS
- g. Goodwill Industries of Houston (All Districts) – An Ordinance authorizing the use of \$150,000 in federal HOPWA funds for a first contract amendment between the City of Houston and Goodwill Industries of Houston for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS
- h. Houston Volunteer Lawyers (District I) – An Ordinance authorizing a first contract amendment between the City of Houston and Houston Volunteer Lawyers Program Inc., providing \$200,000 in HOPWA funds for legal services for low-income persons living with HIV/AIDS

Presentation:

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

II. Planning & Grants Management

For review and possible authorization:

- a. DR2 Community Revitalization Areas as Priority Revitalization Area (Districts B, D, H) – A Resolution to adopt the Disaster Recovery Round 2 Community Revitalization Areas as priority revitalization areas for Housing Tax Credit investment by the State of Texas

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Veronica Chapa, Deputy Director

III. Multi Family

For review and possible authorization:

- a. Heights Tower Loan Agreement (District C) – An Ordinance approving a new senior loan that will be in a superior lien position to HCDD’s current loan
- b. Independence Heights Apartments (Districts H) – An Ordinance authorizing up to \$750,000 via an interlocal loan agreement between the City of Houston and Houston Housing Authority for site acquisition to construct Independence Heights Apartments, a 200-unit affordable housing community located at 8606 North Main Street
- c. Allen Parkway Village Upgrades (District C) – An Ordinance authorizing a \$450,000 interlocal loan agreement between the City of Houston and Houston Housing Authority for improvements to The Historic Oaks of Allen Parkway Village, a 500-unit public housing complex located at 1600 Allen Parkway
- d. Cleme Manor Preferred Project Tax Credit Resolution (District B) – A Resolution “explicitly identifying Cleme Manor Apartments as contributing most significantly to the concerted revitalization efforts of the City,” a designation which will allow Cleme Manor Holdings, LLC, to gain additional points in its application for 9% tax credits
- e. Cleme Manor Funding Commitment Tax Credit Resolution (District B) – A Resolution confirming the City’s conditional commitment to Cleme Manor Apartments of \$4,260,000 in Disaster Recovery Round 2 funds, \$3,000,000 of which was previously approved by City Council and a future \$1,260,000 contingent upon Cleme Manor Holdings, LLC, securing Low Income Housing Tax Credits

Presentation:

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

IV. 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.

V. Director’s Comments

Neal Rackleff, Director, Housing and Community Development Department

SUBJECT: An Ordinance authorizing a first contract amendment between the City of Houston and AIDS Foundation Houston, providing \$839,340.18 in HOPWA funds to operate and maintain four multi-unit residential facilities with supportive services for low-income and/or homeless person living with HIV/AIDS	Page 1 of 1	Agenda Item #

FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 1/28/2015	Agenda Date
---	--------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council District affected: All Districts
------------------------------	--

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: 4/23/2014 ; 2014-339
---	--

RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and AIDS Foundation Houston, providing **\$839,340.18** in HOPWA funds to operate and maintain four multi-unit residential facilities with supportive services for low-income and/or homeless person living with HIV/AIDS

Amount of Funding: \$839,340.18	Finance Budget:
--	------------------------

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 first contract amendment between the City of Houston and AIDS Foundation Houston providing HOPWA funds 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** in HOPWA funds. The project's scope of work provides permanent housing and support services to a minimum of 111 unduplicated low-income persons living with HIV/AIDS. Supportive services include, but are not 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. The City provides approximately 89% of the budget for this program, while the remaining 11% is provided by other funding sources.

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

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. AIDS Foundation Houston was one of the agencies selected. The RFP was for fiscal year 2014 with a one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from May 1, 2015 through April 30, 2016. AIDS Foundation Houston has received HOPWA funding through the City of Houston for various contracts since 1994.

This item was reviewed by the Housing & Community Affairs Committee on February 17, 2015.

NR:JN:EP:MNB:KS

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

REQUIRED AUTHORIZATION

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

SUBJECT: An Ordinance authorizing a first contract amendment between the City of Houston and A Caring Safe Place Inc., providing \$414,220.21 in HOPWA funds to operate and maintain a transitional housing community residence (with supportive services) for low-income and/or homeless persons living with HIV/AIDS		Page 1 of 1	Agenda Item #															
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 1/22/2015	Agenda Date															
DIRECTOR'S SIGNATURE:		Council District affected: District B																
For additional information contact: Stephen Tinnermon Phone: 832-394-6261		Date and identification of prior authorizing Council action: 4/9/2014 ; 2014-0292																
RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and A Caring Safe Place Inc., providing \$414,220.21 in HOPWA funds to operate and maintain a transitional housing community residence (with supportive services) for low-income and/or homeless persons living with HIV/AIDS																		
Amount of Funding: \$414,220.21		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:																		
<p>The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and A Caring Safe Place Inc. providing HOPWA funds to finance the operation of a transitional housing community residence for persons living with HIV/AIDS.</p> <p>The City will grant A Caring Safe Place Inc. up to \$414,220.21 in HOPWA funds. The project's scope of work provides transitional housing and supportive services to a minimum of 30 low-income and/or homeless persons living with HIV/AIDS, who also have a history of chemical and/or alcohol dependency. Supportive services include substance abuse and mental health counseling, case management, housing information and referral assistance, life skills training, job search assistance, and nutritional services. Operating costs include property management, utilities, property insurance and other related costs. The City provides approximately 64% of the budget for this program, while the remaining 36% is provided by other funding sources.</p>																		
<table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Amount</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>\$28,291.50</td> <td>6.83%</td> </tr> <tr> <td>Supportive Services</td> <td>\$237,963.71</td> <td>57.45%</td> </tr> <tr> <td>Operating</td> <td>\$147,965.00</td> <td>35.72%</td> </tr> <tr> <td>Total</td> <td>\$414,220.21</td> <td>100.00%</td> </tr> </tbody> </table>				Category	Total Contract Amount	Percent	Administrative	\$28,291.50	6.83%	Supportive Services	\$237,963.71	57.45%	Operating	\$147,965.00	35.72%	Total	\$414,220.21	100.00%
Category	Total Contract Amount	Percent																
Administrative	\$28,291.50	6.83%																
Supportive Services	\$237,963.71	57.45%																
Operating	\$147,965.00	35.72%																
Total	\$414,220.21	100.00%																
<p>HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. A Caring Safe Place Inc. was one of the agencies selected. The RFP was for fiscal year 2014 with a one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from April 1, 2015 through March 31, 2016. A Caring Safe Place Inc. has received HOPWA funding through the City of Houston for various contracts since 1999.</p> <p>This item was reviewed by the Housing & Community Affairs Committee on February 17, 2015.</p>																		
NR:JN:EP:MNB:KS																		
cc: Legal Department Mayor's Office City Secretary Finance Department																		
REQUIRED AUTHORIZATION																		
Finance Director:	Other Authorization:	Other Authorization:																

SUBJECT: An Ordinance authorizing a first contract amendment between the City of Houston and A Caring Safe Place Inc., providing \$188,946 in HOPWA funds to operate and maintain a single-room-occupancy (SRO) community residence (with supportive services) for low-income and/or homeless persons living with HIV/AIDS		Page 1 of 1	Agenda Item #															
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 1/22/2015	Agenda Date															
DIRECTOR'S SIGNATURE:		Council District affected: District B & H																
For additional information contact: Stephen Tinnermon Phone: 832-394-6261		Date and identification of prior authorizing Council action: 4/9/2014 ; 2014-0293																
RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and A Caring Safe Place Inc., providing \$188,946 in HOPWA funds to operate and maintain a single-room-occupancy (SRO) community residence (with supportive services) for low-income and/or homeless persons living with HIV/AIDS																		
Amount of Funding: \$188,946			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 first contract amendment between the City of Houston and A Caring Safe Place Inc. providing HOPWA funds to finance the operation of a Single-Room-Occupancy (SRO) community residence for persons living with HIV/AIDS.																		
The City will grant A Caring Safe Place Inc. up to \$188,946 in HOPWA funds. The project's scope of work provides permanent housing and supportive services to a minimum of 15 low-income and/or homeless persons living with HIV/AIDS, who also have a history of chemical and/or alcohol dependency. Supportive services include case management, substance abuse counseling, HIV support groups, job search assistance and training, and assistance in gaining access to local, state, and federal government benefits and services. Residents at the facility have been stabilized prior to program entry. Stabilization requires that the client enters the project with at least 30 days of sobriety from alcohol and/or drugs. Operating costs include property management, utilities, property insurance and other related costs. The City provides approximately 49% of the budget for this program, while the remaining 51% is provided by other funding sources.																		
<table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Amount</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>\$12,500.35</td> <td>6.62%</td> </tr> <tr> <td>Supportive Services</td> <td>\$59,843.00</td> <td>31.67%</td> </tr> <tr> <td>Operating</td> <td>\$116,602.65</td> <td>61.71%</td> </tr> <tr> <td>Total</td> <td>\$188,946.00</td> <td>100.00%</td> </tr> </tbody> </table>				Category	Total Contract Amount	Percent	Administrative	\$12,500.35	6.62%	Supportive Services	\$59,843.00	31.67%	Operating	\$116,602.65	61.71%	Total	\$188,946.00	100.00%
Category	Total Contract Amount	Percent																
Administrative	\$12,500.35	6.62%																
Supportive Services	\$59,843.00	31.67%																
Operating	\$116,602.65	61.71%																
Total	\$188,946.00	100.00%																
HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. A Caring Safe Place Inc. was one of the agencies selected. The RFP was for fiscal year 2014 with a one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from April 1, 2015 through March 31, 2016. A Caring Safe Place Inc. has received HOPWA funding through the City of Houston for various contracts since 1999.																		
This item was reviewed by the Housing & Community Affairs Committee on February 17, 2015.																		
NR:JN:EP:MNB:KS																		
cc: Legal Department Mayor's Office City Secretary Finance Department																		
REQUIRED AUTHORIZATION																		
Finance Director:	Other Authorization:	Other Authorization:																

SUBJECT: An Ordinance authorizing a first contract amendment 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 rental 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 1/28/2015	Agenda Date
---	--------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council Districts affected: N/A	
------------------------------	---	--

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: 4/16/2014; Ord. No. 2014-0321	
---	---	--

RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and AIDS Coalition of Coastal Texas, Inc., providing \$370,461 in HOPWA funds for the administration and operation of rental assistance programs (with supportive services) for individuals and families affected by 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 first contract amendment between the City of Houston and AIDS Coalition of Coastal Texas, Inc. (ACCT) to finance the operation of a HOPWA project, which provides (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities Assistance (STRMU); and (3) Supportive Services for persons living with HIV/AIDS.

The City will grant ACCT up to \$370,461 to provide TBRA, STRMU, and supportive services to a minimum of 65 low-income households. The City of Houston is the HOPWA Program administrator for multiple areas, which includes the counties of Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller. Located in Galveston, ACCT provides rental subsidies to help participants at risk of becoming homeless obtain emergency and/or permanent housing assistance through its rental assistance programs. Services will be provided as follows: (1) TBRA for 25 households, (2) STRMU 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.

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%

HCDD conducted a Request for Proposals (RFP) for fiscal years 2014 and 2015 HOPWA contracts. ACCT was one of the agencies selected. The RFP was for program year 2014, with an additional one-year renewal option for program year 2015. This Ordinance will grant the one-year renewal period. The amendment provides funding for a 12-month period from May 1, 2015 – April 30, 2016. ACCT has received HOPWA funding through the City of Houston for various contracts since 2006.

The Housing and Community Affairs Committee reviewed this item on February 17, 2015.

NR:JN: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 a first contract amendment between the City of Houston and The Montrose Center, providing \$982,496.21 in HOPWA funds for the administration and operation of an emergency rental 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 1/23/2015	Agenda Date
---	--------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council Districts affected: District C
------------------------------	--

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: 4/23/2014; Ord. No. 2014-0340
---	---

RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and The Montrose Center providing \$982,496.21 in HOPWA funds for the administration and operation of rental assistance programs (with supportive services) for individuals and families affected by HIV/AIDS.

Amount of Funding: \$982,496.21	Finance Budget:
---	------------------------

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 first contract amendment between the City of Houston and The Montrose Center (Montrose) to finance the operation of a HOPWA project, which provides (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities Assistance (STRMU); and (3) Supportive Services for persons living with HIV/AIDS.

The City will grant Montrose up to \$982,496.21 to provide TBRA, STRMU, and supportive services to a minimum of 225 low-income 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 permanent housing placement services (PHPS), case management, professional counseling and other supportive services.

Category	First Amendment	Percent
Administrative	\$57,496.21	5.85%
Supportive Services	\$147,084.05	14.97%
Supportive Services -PHPS	\$27,915.95	2.84%
TBRA	\$250,000.00	25.45%
STRMU	\$500,000.00	50.89%
Total	\$982,496.21	100.00%

HCDD conducted a Request for Proposals (RFP) for fiscal years 2014 and 2015 HOPWA contracts. Montrose was one of the agencies selected. The RFP was for program year 2014, with an additional one-year renewal option for program year 2015. This Ordinance will grant the one-year renewal period. The amendment provides funding for a 12-month period from May 1, 2015 – April 30, 2016. 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 February 17, 2015.

NR:JN:EP:MNB:AB

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

REQUIRED AUTHORIZATION

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

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

I.F.

15-AAMA (HOPWA)

SUBJECT: An Ordinance authorizing the use of \$196,500 in federal HOPWA funds for a first contract amendment between the City of Houston and the Association for the Advancement of Mexican Americans for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS	Category #	Page 1 of 1	Agenda Item #
---	-------------------	-----------------------	----------------------

FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 1/30/15	Agenda Date
---	------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council District(s) affected: All
------------------------------	---

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: 3/5/14; 2014-0181
---	---

RECOMMENDATION: Approval of an Ordinance authorizing the use of \$196,500 in federal HOPWA funds for a first contract amendment between the City of Houston and the Association for the Advancement of Mexican Americans for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS

Amount of Funding: \$196,500	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 first contract amendment between the City of Houston and the Association for the Advancement of Mexican Americans to finance the administration of a HOPWA supportive services program.

The City will grant the Association for the Advancement of Mexican Americans \$196,500 to administer a supportive services program for 65 HOPWA-eligible households. Supportive services include: (1) child care, (2) counseling, (3) case management, (4) life skills training, (5) job search assistance and (6) nutritional services. HOPWA funds are providing 55% of the cost of this program.

Category	Total Contract Amount	Percent
Administrative	\$13,750	7%
Supportive Services	\$182,750	93%
Total	\$196,500	100%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 for HOPWA contracts, with a one-year renewal at the City's option. The Association for the Advancement of Mexican Americans was one of the providers selected. This first contract amendment provides funding for the one-year renewal period. The renewal period is from April 1, 2015 – March 31, 2016.

The Association for the Advancement of Mexican Americans began receiving HOPWA funds through the City in 2014.

The Housing and Community Affairs Committee reviewed this item on February 17, 2015.

NR:JN:EP:MNB:RLJ

- 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 \$150,000 in federal HOPWA funds for a first contract amendment between the City of Houston and Goodwill Industries of Houston for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS

Category #

Page
1 of 1

Agenda Item #

FROM:

Neal Rackleff, Director
Housing and Community Development Department

Origination Date

1/30/15

Agenda Date

DIRECTOR'S SIGNATURE:

Council District(s) affected:

All

For additional information contact: Stephen Tinnermon
Phone: 832-394-6261

Date and identification of prior authorizing
Council action: 3/5/14; 2014-0182

RECOMMENDATION: Approval of an Ordinance authorizing the use of \$150,000 in federal HOPWA funds for a first contract amendment between the City of Houston and Goodwill Industries of Houston for administration of a HOPWA supportive services program for individuals affected by HIV/AIDS

Amount of Funding:

\$150,000

Finance Budget:

SOURCE OF FUNDING

[] General Fund

[X] Grant Fund

[] Enterprise Fund

Housing Opportunities for Persons With AIDS (HOPWA)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and Goodwill Industries of Houston to finance the administration and operation of a HOPWA supportive services program.

The City will grant Goodwill \$150,000 to administer a supportive services program for 150 HOPWA-eligible households. Goodwill Houston's Project Good Hope will provide job-related services to HOPWA-eligible clients and their families. Goodwill Houston will provide information and initial assessment services to 200 qualified individuals, with 120 clients receiving job readiness training, and 100 clients placed into competitive employment. Supportive services include referrals for: (1) child care, (2) counseling, (3) case management, (4) life skills training, (5) job search assistance, and (6) nutritional services. HOPWA funds are providing 55% of the cost of this program.

Category	Total Contract Amount	Percent
Administrative	\$0	0%
Supportive Services	\$150,000	100%
Total	\$150,000	100%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 for HOPWA contracts, with a one-year renewal at the City's option. Goodwill Industries of Houston was one of the providers selected. This first contract amendment provides funding for the one-year renewal period. The renewal period is from April 1, 2015 – March 31, 2016.

Goodwill Industries of Houston began receiving HOPWA funds through the City in 2009.

The Housing and Community Affairs Committee reviewed this item on February 17, 2015.

NR:JN:EP:MNB:RLJ

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

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:

SUBJECT: An Ordinance authorizing a first contract amendment between the City of Houston and Houston Volunteer Lawyers Program Inc., providing \$200,000 in HOPWA funds for legal 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 1/22/2015	Agenda Date
---	--------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council District affected: District I	
------------------------------	---	--

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: 4/9/2014 ; 2014-0295
---	--

RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and Houston Volunteer Lawyers Program Inc., providing \$200,000 in HOPWA funds for legal services for low-income persons living with HIV/AIDS

Amount of Funding: \$200,000	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 first contract amendment between the City of Houston and Houston Volunteer Lawyers Program Inc. providing HOPWA funds for legal services for low-income persons living with HIV/AIDS and their families.

The City will grant Houston Volunteer Lawyers Program Inc. up to \$200,000 in HOPWA funds. The project's scope of work provides comprehensive legal assistance to a minimum of 200 low-income persons living with HIV/AIDS. This contract will provide for five attorneys who work with local corporate legal departments and law firm pro bono sections to coordinate volunteer efforts, resulting in 1,500 active volunteers donating over 22,000 hours of legal services. Houston Volunteer Lawyers Program Inc. will conduct a minimum of 35 legal advice clinics at Houston area AIDS service organizations and HOPWA-funded housing facilities. Legal and supportive services will include counseling and legal advice on a range of housing and health related civil matters, including estate planning, family law, public benefits, disability, employment and discrimination. Clients requiring more extensive civil legal representation will be referred to a volunteer or staff attorney, who will assist the client in reaching a resolution to his or her issue. The City provides approximately 40% of the budget for this program, while the remaining 60% is provided by other funding sources.

Category	Total Contract Amount	Percent
Administrative	\$14,000.00	7%
Supportive Services	\$186,000.00	93%
Total	\$200,000.00	100%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. Houston Volunteer Lawyers Program Inc. was one of the agencies selected. The RFP was for fiscal year 2014 with a one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from April 1, 2015 through March 31, 2016. Houston Volunteer Lawyers Program Inc. has received HOPWA funding through the City of Houston for various contracts since 2008.

This item was reviewed by the Housing & Community Affairs Committee on February 17, 2015.

NR:JN:EP:MNB:KS
cc: Legal Department
Mayor's Office
City Secretary
Finance Department

REQUIRED AUTHORIZATION

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

II. A.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: A Resolution to adopt the Disaster Recovery Round 2 Community Revitalization Areas as priority revitalization areas for Housing Tax Credit investment by the State of Texas		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 1/30/15	Agenda Date	
DIRECTOR'S SIGNATURE:		Council Districts affected: B, D, H		
For additional information contact: Stephen Tinnermon Phone: 832-394-6261		Date and identification of prior authorizing Council action: Ord. #2011-1084 – 12/07/2011		
RECOMMENDATION: Approval of a Resolution to adopt the Disaster Recovery Round 2 Community Revitalization Areas as priority revitalization areas for Housing Tax Credit investment by the State of Texas				
Amount of Funding: \$0.00			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: The City of Houston Housing & Community Development Department (HCDD) requests a Council Resolution to adopt the Ike Disaster Recovery Round 2 Community Reinvestment Areas (CRA) as priority community revitalization areas in the City qualifying for additional scoring points to compete in the Housing Tax Credit program administered by the Texas Department of Housing & Community Affairs (TDHCA). In addition to HCDD's published document, the <i>Disaster Recovery Round 2 Planning Study</i> , and three years of community collaboration on this place-based reinvestment initiative, the TDHCA requires a formal adoption of the Community Revitalization Plan by City Council Resolution. On May 8, 2012, Mayor Annise Parker was joined by partners including the Texas Organizing Project (TOP), Assistant Secretary Mercedes Marquez of the US Department of Housing & Urban Development, Local Initiatives Support Corporation (LISC) and Enterprise Community Partners (Enterprise) in the announcement of community collaboration and study in the identification of "Neighborhoods of Opportunity" as priority investment areas for Hurricane Ike Disaster Recovery funds received from the State of Texas. Between the months of May and August of 2012, HCDD staff, TOP, LISC and Enterprise collaborated on a series of 13 public meetings with community input from over 500 unduplicated participants offering recommendations toward a targeted revitalization strategy. Community indicators including evidence of storm damage, requests for FEMA assistance, poverty rates and neighborhood ethnic composition were discussed, and various factors were assessed. These included transportation and employment access, environmental conditions, infrastructure, blight, public and educational facilities, and crime concerns, as well as other quality-of-life factors contributing to equity and diversity. The community recommendations and findings from the public meetings were subsequently utilized to identify targeted nodes of investment and served as a starting point for the "deep-dive" planning study titled <i>Disaster Recovery Round 2 Market Analysis/Area Selection</i> published in May of 2013. Additional indicators analyzed by the planning study included: food deserts, local economies, location and position in the marketplace, parks and open space, transportation, and coastal resilience, amid the discussion of other factors contributing to community development. The results of this planning study, combined with data from other studies, resulted in the final community revitalization plan areas demonstrated through the CRAs (a portion of the Near Northside, a portion of Fifth Ward, and a portion of OST/South Union), presented in the attached map. The revitalization efforts are currently underway and to date Council has approved \$23.8 million of multifamily investment in the CRAs, with an additional \$26.5 million under consideration. Additionally, the City is leveraging \$61 million in single-family, owner-occupied, housing repair and approximately \$27 million in infrastructure investment in the CRA areas. As identified in the Planning Study, the goal is to leverage approximately \$152 million of housing investment, \$27 million of infrastructure investment and millions of dollars in private investment to initiate community revitalization. Adoption of this resolution provides acknowledgement by Council of these areas as priority revitalization areas for the City of Houston. Evidence of this resolution shall be made available to TDHCA and development partners, in order to meet the requirements for incentive scoring in the Qualified Allocation Plan (tax credit rules) and maintain the competitiveness of development partners for top tier tax credit awards in the region. This action was presented at the Tuesday, February 17, 2015 Council Committee on Housing and Community Affairs meeting. NR:VC:BS:PC cc: City Secretary Legal Department City Attorney Finance Department				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

III. A.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

15 - Heights refi

SUBJECT: An Ordinance approving a new senior loan that will be in a superior lien position to HCDD's current loan	Category #	Page 1 of 1	Agenda Item #
--	-------------------	--------------------	----------------------

FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 1/5/2015	Agenda Date
---	-------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council District affected: District C
------------------------------	---

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: 2013-57, 2013-257, 2014-374
---	---

RECOMMENDATION: Approval of an Ordinance approving a new senior loan that will be in a superior lien position to HCDD's current loan

Amount of Funding: None	Finance Budget:
-----------------------------------	------------------------

SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

No funding required

SPECIFIC EXPLANATION:

On January 22, 2013, City Council approved an Ordinance authorizing an \$8,500,000 grant of Community Development Block Grant (CDBG) funds for the rehabilitation of the 38-year old Houston Heights Towers, a seniors/disabled multifamily community located at 330 W. 19th Street. This transaction was amended on March 26, 2013 to swap funding sources to \$2,965,131 in CDBG funds and \$5,534,869 in HOME funds for the project (no change to total commitment of \$8,500,000). It was further amended on April 30, 2014 to increase the funding amount to \$10,000,000 due to needed changes in the project scope.

The owner has negotiated a new loan for up to \$2,000,000 from Community Bank, which will be in a second lien position behind the existing \$180,000 first lien from Berkadia Bank. HCDD's grant will move to third lien position (it is currently a second lien). The new loan will allow the owner to add back several items of scope that were eliminated from the original budget due to cost increases, and provide a cushion of operating funds until occupancy increases.

Scope increases include common area flooring and finishes, energy upgrades, increase in drywall allowance, landscaping and irrigation, elevator lobby finishes, and additional contingency, general conditions and architect's fee.

Throughout construction, the property has maintained a 65% occupancy level, which allows two floors to be under construction at all times, but has dramatically lowered operating cash flow. Once the rehabilitation is complete, operating expenses are expected to decrease and income to increase when occupancy stabilizes (typically 98%). At that time cash flow will be adequate to service the debt.

HCDD believes that securing this senior loan is important for the continued success of the Heights Tower project.

This item was presented to the Housing and Community Affairs Committee on February 17, 2015.

NR:JN:EP:SS

cc: CSC, FIN, MYR, LGL

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
----------------------------	-----------------------------	-----------------------------

III. B.

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION** 15 - 8606 North Main

SUBJECT: An Ordinance authorizing up to \$750,000 via an interlocal loan agreement between the City of Houston and Houston Housing Authority for site acquisition to construct Independence Heights Apartments, a 200-unit affordable housing community located at 8606 North Main Street	Category #	Page 1 of 1	Agenda Item #
--	-------------------	--------------------	----------------------

FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 02/03/2015	Agenda Date
---	---------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council District affected: District H
------------------------------	---

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: N/A
---	---

RECOMMENDATION: Approval of an Ordinance authorizing up to \$750,000 via an interlocal loan agreement between the City of Houston and Houston Housing Authority for site acquisition to construct Independence Heights Apartments, a 200-unit affordable housing community located at 8606 North Main Street

Amount of Funding: <p style="text-align: center;">\$750,000</p>	Finance Budget:
---	------------------------

SOURCE OF FUNDING	<input type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Grant Fund	<input type="checkbox"/> Other
Community Development Block Grant (CDBG)			

SPECIFIC EXPLANATION:
The Houston Housing Authority is developing a 200-unit multifamily affordable housing property named Independence Heights Apartments. This site, at 8606 North Main, is within a neighborhood designated as both a Community Revitalization Outreach Area of the Hurricane Ike Disaster Recovery Round 2 program and as a Great Opportunities neighborhood by Local Initiatives Support Corporation (LISC). HUD has approved the property for the development of public housing and the Texas General Land Office has approved use of Disaster Recovery funds.

Three parcels of land are being assembled for the mixed income, mixed use development. Two parcels, 8666 North Main and 306 Crosstimbers, have already been acquired by the Houston Housing Authority. The subject site (8606 North Main) is being acquired through a condemnation process which should be complete by April 2015. This Ordinance will authorize up to \$750,000 as gap financing of the total cost of \$40.5 million. If the condemnation panel renders a sales price that is over \$750,000, the Houston Housing Authority will fund the difference.

This development will provide much needed high quality one, two, three, and four bedroom units. All 200 units will serve families with incomes at or below 60% AMI. In addition, 40 units (20%) will be subject to HUD's Public Housing restriction to make them available to families with incomes at or below 30% AMI. Amenities include community green areas and a community building with kitchen, business center, fitness room, and activity room.

A limited partnership, APV Crosstimbers LLC, will be formed to develop, own and operate the property. The partners of APV Crosstimbers LLC will consist of APV Redevelopment Corporation (an affiliate of the Houston Housing Authority), which will be the general partner, and a tax credit investor who will be the 99.9% limited partner.

In exchange for the CDBG funding, APV Crosstimbers LLC will restrict 20%, or 40 units. The development's total cost will be financed as follows:

Sources of Funds:		
LIHTC: Tax Credit Equity 4%	\$11,200,000	27.65%
Bonds: Perm Loan	10,000,000	24.69%
GLO: Disaster Recovery Funds	6,300,000	15.56%
HHA: Program Income (from earlier sale of Public Housing) and HUD Public Housing Capital Funds	12,250,000	30.25%
COH: Inter-local loan agreement for land acquisition with CDBG funds	<u>750,000</u>	<u>1.85%</u>
Total Project Cost	<u>\$40,500,000</u>	<u>100.00%</u>

This item was reviewed by the Housing and Community Affairs Committee on February 17, 2015.

NR:JN:EP:JM

CC: City Attorney, Mayor's Office, City Secretary, Finance Department

REQUIRED AUTHORIZATION		
Finance Department:	Other Authorization:	Other Authorization:

III. C.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION 15 - 1600 Allen Parkway

SUBJECT: An Ordinance authorizing a \$450,000 interlocal loan agreement between the City of Houston and Houston Housing Authority for improvements to The Historic Oaks of Allen Parkway Village, a 500-unit public housing complex located at 1600 Allen Parkway	Category #	Page 1 of 1	Agenda Item #

FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 02/05/2015	Agenda Date
---	---------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council District affected: District C
------------------------------	---

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: N/A
---	---

RECOMMENDATION: Approval of an Ordinance authorizing a \$450,000 interlocal loan agreement between the City of Houston and Houston Housing Authority for improvements to The Historic Oaks of Allen Parkway Village, a 500-unit public housing complex located at 1600 Allen Parkway

Amount of Funding: \$450,000	Finance Budget:
--	------------------------

SOURCE OF FUNDING	<input type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Grant Fund	<input type="checkbox"/> Other
	Community Development Block Grant (CDBG)		

SPECIFIC EXPLANATION:

The Historic Oaks of Allen Parkway Village was constructed in 1999 and is in need of the following improvements.

1. Replacement of equipment to five playgrounds to make them ADA accessible
2. Re-configuration (exit/entrance) of the exit gate at Crosby Street
3. Replacement of the call boxes (intercom system) located in the senior buildings
4. Installation of surveillance cameras at the entry points of the senior buildings

This apartment complex was constructed almost 15 years ago and the above listed improvements will provide a much deserved upgrade of what was put in place. Also, the City is re-configuring Allen Parkway and as a result, the Crosby Street exit must be also be re-configured as the entrance/exit to the Historic Oaks of Allen Parkway Village.

In exchange for the CDBG funding, Houston Housing Authority will restrict 51%, or 255 units. The project's total cost will be financed as follows:

Sources of Funds:

COH: Inter-local loan agreement with CDBG funds	450,000	100.00%
Total Project Cost	450,000	100.00%

This item was reviewed by the Housing and Community Affairs Committee on February 17, 2015.

NR:JN:EP:JM

CC: City Attorney, Mayor's Office, City Secretary, Finance Department

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
----------------------------	-----------------------------	-----------------------------

III. D.
15 - Cleme

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Resolution "explicitly identifying Cleme Manor Apartments as contributing most significantly to the concerted revitalization efforts of the City." This designation will allow Cleme Manor Holdings, LLC, to gain additional points in its application for 9% tax credits.	Category #	Page 1 of 1	Agenda Item #

FROM: Neal Rackleff, Director Housing and Community Development	Origination Date 02/05/2015	Agenda Date
--	---------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council District affected: District B
------------------------------	---

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: 07/23/2014, 2014-726
---	--

RECOMMENDATION: Approval of a Resolution "explicitly identifying Cleme Manor Apartments as contributing most significantly to the concerted revitalization efforts of the City." This designation will allow Cleme Manor Holding, LLC, to gain additional points in its application for 9% tax credits.

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:

The Texas Department of Housing and Community Affairs (TDHCA) administers the state's Low Income Housing Tax Credit (LIHTC) program, which provides federal tax credits to spur the development of quality, affordable housing. The project, explicitly identified as contributing most significantly to the concerted revitalization efforts of the City, will receive additional points in the competitive TDHCA scoring system.

Cleme Manor Holdings, LLC has submitted an application to the TDHCA requesting an award of 9% tax credits for the renovation of Cleme Manor Apartments (Cleme Manor) – a 100% Section 8 affordable housing community located at 5300 Coke Street. Cleme Manor is a 45-year-old apartment community with units ranging from one bedroom to five bedrooms. It is located adjacent to the recently redeveloped Finnigan Park and Community Center in the 5th Ward. As the largest property in the immediate area, Cleme Manor's complete renovation, together with the nearby Bayou Fifth development, will serve as catalysts for revitalization of the surrounding neighborhood. This developer has already received \$3,000,000 of Disaster Recovery Round 2 (DR2) funds to acquire the property. As part of the DR2 financing, all 284 units are restricted at affordable rents for low-income tenants for an affordability period of 10 years.

The Housing and Community Development Department recommends City Council approve the Resolution explicitly identifying Cleme Manor as contributing most significantly to the concerted revitalization efforts of the City, consistent with the DR2 Revitalization Plan. This provision is intended to comply with §11.9(d)(7) of TDHCA's Qualified Allocation Plan (QAP), and, in particular, meant to identify the Project for the additional points under sub-clause (A)(ii)(III) of §11.9(d)(7) of the QAP.

This proposal was presented to the Housing and Community Affairs Committee on February 17, 2015.

REQUIRED AUTHORIZATION		
Finance Department:	Other Authorization:	Other Authorization:

III.E.

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

15 - Cleme PSH

SUBJECT: A Resolution confirming the City's conditional commitment to Cleme Manor Apartments of \$4,260,000 in Disaster Recovery Round 2 funds, \$3,000,000 of which was previously approved by City Council and a future \$1,260,000 contingent upon Cleme Manor Holdings, LLC, securing Low Income Housing Tax Credits	Category #	Page 1 of 1	Agenda Item #

FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 01/26/2015	Agenda Date
---	---------------------------------------	--------------------

DIRECTOR'S SIGNATURE:	Council District affected: District B
------------------------------	---

For additional information contact: Stephen Tinnermon Phone: 832-394-6261	Date and identification of prior authorizing Council action: 07/23/2014, 2014-726
---	--

RECOMMENDATION: Approval of a Resolution confirming the City's conditional commitment to Cleme Manor Apartments of \$4,260,000 in Disaster Recovery Round 2 funds, \$3,000,000 of which was previously approved by City Council and a future \$1,260,000 contingent upon Cleme Manor Holdings, LLC, securing Low Income Housing Tax Credits

Amount of Funding: No funding required	Finance Budget:
--	------------------------

SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

SPECIFIC EXPLANATION:

The Texas Department of Housing and Community Affairs (TDHCA) administers the state's Low Income Housing Tax Credit (LIHTC) program, which provides federal tax credits to spur the development of quality, affordable housing. Cleme Manor Holdings, LLC, has submitted an application to the TDHCA requesting an award of 9% tax credits for the renovation of Cleme Manor Apartments (Cleme Manor) – a 100% Section 8 affordable housing community located at 5300 Coke Street. With a resolution showing the City's commitment of funds, Cleme Manor will receive additional points in the TDHCA's competitive 9% tax credit application scoring.

Cleme Manor is a 45-year-old apartment community with units ranging from one bedroom to five bedrooms. It is located adjacent to the recently redeveloped Finnigan Park and Community Center in the 5th Ward. As the largest property in the immediate area, Cleme Manor's complete renovation, together with the nearby Bayou Fifth development, will serve as a catalyst for revitalization of the surrounding neighborhood.

The developer has already received \$3,000,000 of Disaster Recovery Round 2 (DR2) funds, which was used to acquire the property. The owner has requested the additional \$1,260,000 of HOME funds to fill the gap between its other funding sources and the cost of renovating the property. The developer has provided a relocation plan and budget to the City that includes temporary relocation for all of the property's tenants. This support is also contingent upon the project's compliance with all provisions of the HOME rule.

As part of the DR 2 financing, all 284 units are restricted at affordable rents for low-income tenants for an affordability period of 10 years. Of those 284 units, 24 units will be reserved as Permanent Supportive Housing units in support of the City's initiative to end chronic homelessness by 2016. These tenants will receive integrated clinical and intensive case management services to help support their special needs in maintaining stable housing.

The Housing and Community Development Department recommends Council support Cleme Manor Holdings' efforts to gain additional points in the TDHCA 9% LIHTC application by approving a Resolution confirming the City's conditional commitment of funds to the rehabilitation project.

This proposal was reviewed by the Housing and Community Affairs Committee on February 17, 2015.

NR:JN:EP:SG

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

REQUIRED AUTHORIZATION		
Finance Department:	Other Authorization:	Other Authorization: