



Housing and Community Affairs Committee

Committee Members

Mike Laster (Chair)
Dwight A. Boykins
Michael Kubosh
Mike Knox

Robert Gallegos (Vice Chair)
David W. Robinson
Karla Cisneros

AGENDA

Tuesday, February 16, 2016 10:00 AM
City Hall Chambers

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

I. Planning & Grants Management

For review and possible authorization:

- a) CDBG “Substantial Amendment” – (All Districts) – An Ordinance authorizing “Substantial Amendments” to the Budget Pages and/or Project Sheets contained in the 2010, 2012, 2013, 2014, and 2015 Annual Action Plans for the reallocation of \$6,001,590.16 in CDBG funds

Presentation:

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

II. Public Facilities

For review and possible authorization:

- a) Chinese Community Center – (District F) – An Ordinance authorizing a Contract between the City of Houston and the Chinese Community Center (CCC), providing \$1,500,000 to construct a new adult day care facility, remodel a storage building into a recreation center and expand parking at the CCC, located at 9800 Town Park Dr., Houston
- b) SER-Jobs for Progress – (District I) – An Ordinance authorizing a Contract between the City of Houston and SER-Jobs for Progress of the Texas Gulf Coast Inc., providing \$5,300,000 to acquire and renovate a building for use as a new Workforce Opportunity Center
- c) Pro-Vision Charter School – (District D) – An Ordinance authorizing a Contract between the City of Houston and Pro-Vision Inc. providing \$2,800,000 to acquire three parcels of land and to construct a 30,000-square-foot multi-purpose gymnasium
- d) WALIPP Lawson Academy Charter School – (District D) – An Ordinance authorizing a contract between the City of Houston and The William A. Lawson Institute for Peace and Prosperity

(WALIPP), providing \$4,730,000 of Community Development Block funds for the acquisition of 5.5 acres of land to construct The Lawson Academy charter school campus

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Ana Patino-Martinez, Division Manager

III. Multifamily

For review and possible authorization:

- a) Light Rail Lofts Workforce Housing – (District C) – An Ordinance authorizing a Loan Agreement between the City of Houston and 4510 Main Street Housing LP for the acquisition and predevelopment cost of Light Rail Lofts Workforce, a 327-unit affordable and workforce housing development located at 4510 Main Street
- b) The Pointe at Crestmont – (District D) – A Loan Agreement between the City of Houston and an affiliate of LDG Multifamily LLC for acquisition, demolition and reconstruction of a 250-unit affordable housing community located at 5602 Selinsky
- c) Tax Credit One-Mile Three-Year Resolution – (District D) – A Resolution allowing construction of one property applying for competitive 9% housing tax credits allocated by the Texas Department of Housing and Community Affairs that will be located within one mile of similar properties constructed within the last three years
- d) Trails at Palm Center “Most Significant Project” Resolution – (District D) – A Resolution explicitly identifying Trails at Palm Center Apartments as contributing most significantly to the concerted revitalization efforts of the City and reaffirming the adoption of the Disaster Recovery Round 2 Community Revitalization Areas in the City of Houston as priority revitalization areas for Housing Tax Credit investment by the State of Texas

Presentation:

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

IV. Public Services

For review and possible authorization:

- a) HOPWA Contracts
 - i. Houston Help Inc. – (District D) – An Ordinance authorizing the use of \$348,974.97 in federal HOPWA funds for a contract between the City of Houston and Houston Help Inc. for administration and operation of a HOPWA community residence with supportive services for individuals affected by HIV/AIDS
 - ii. Coalition for the Homeless of Houston/Harris County – (All Districts) – An Ordinance authorizing a \$120,000, two-year contract between the City of Houston and Coalition for the Homeless of Houston/Harris County, to provide HOPWA funding for the operation and maintenance of the Homeless Management Information System for the HOPWA Program
- b) Public Services Activity (CDBG, ESG, HHSP)
 - i. Salvation Army – (District D) – An Ordinance authorizing a contract between the City of Houston and The Salvation Army providing \$70,000 in CDBG funds and \$70,000 in

Homeless Housing Services Program (HHSP) funds, totaling \$140,000, for a day shelter program

- ii. The Village Learning Center – (District E) – An Ordinance authorizing a contract between the City of Houston and The Village Learning Center Inc., providing \$150,000 in CDBG funds for a vocational/educational training program
- iii. The Recenter (Men’s Center) – (District D) – An Ordinance authorizing a \$100,000 contract between the City of Houston and The Men’s Center Inc., dba Recenter, to provide case management to current emergency and transitional housing residents who are recovering from alcohol and/or substance abuse
- iv. The Women’s Home – (District C) – An Ordinance authorizing a \$100,000 contract between the City of Houston and The Women’s Home to operate a Homeless Services Program

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Melody Barr, Assistant Deputy Director

III. 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.

IV. Director’s Comments

Neal Rackleff, Director, Housing and Community Development Department

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing "Substantial Amendments" to the Budget Pages and/or Project Sheets contained in the 2010, 2012, 2013, 2014, and 2015 Annual Action Plans for the reallocation of \$6,001,590.16 in CDBG funds		Category #	Page 1	Agenda Item #I.a.
FROM : Neal Rackleff, Director Housing and Community Development Department		Origination Date 01/29/16	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: All		
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action:		
RECOMMENDATION: Approval of an Ordinance authorizing "Substantial Amendments" to the Budget Pages and/or Project Sheets contained in the 2010, 2012, 2013, 2014, and 2015 Annual Action Plans for the reallocation of \$6,001,590.16 in CDBG funds				
Amount of Funding:			Finance Budget:	
NO FUNDING REQUIRED				
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other Community Development Block Grant (Fund 5000)				
SPECIFIC EXPLANATION:				
<p>In accordance with HUD's Citizen's Participation Plan (CPP) regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25%.</p> <p>HCDD recommends moving \$6,001,590.16 in Community Development Block Grant (CDBG) funds from the Single-Family Home Repair, Interim Assistance, Economic Development, and Acquisition activities to Public Facilities and Improvements/Neighborhood Facilities.</p> <p>Single-family activities remain a priority for HCDD, and the department proposes to substitute TIRZ Affordable Housing funds for the reallocated CDBG dollars. With TIRZ funds, HCDD can provide affordable single-family homes, downpayment assistance and other single-family programs to a broader range of persons than is allowable under CDBG, which is more restrictive on income of population served and spending deadlines.</p> <p>Additionally, HCDD's HUD-mandated Consolidated Plan/Annual Action Plan contains non-housing uses of CDBG funds, including public facilities. HCDD's Public Facilities division recently completed a Request for Proposals which identified several highly qualified proposals for facilities serving some of the City's most vulnerable citizens. The proposed CDBG reallocation enables the department to fund more of those proposals, ultimately providing the citizens of Houston with services such as playground equipment serving both therapeutic and recreational needs of sexually abused children, job training and youth services for low-income populations, education programs for at-risk students, adult day care for elderly and disabled persons, and parks for low-income, park-poor communities.</p> <p>Specifics of the proposed reallocations are listed on the table attached to this RCA.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.</p>				
NR:BS:DS				
Cc: City Secretary, Legal Department, Finance Department, Mayor's Office				
Attachment				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

SUBSTANTIAL AMENDMENT REALLOCATION AND CHANGES SUMMARY

Community Development Block Grant (CDBG) Budget Changes			
Budget Year Amended	Activity	Budget Decrease	Budget Increase
2010	Single-Family Home Repair	(\$1,745,684.35)	
2010	Public Facilities and Improvements (Community Facilities) -Unallocated		\$1,745,684.35
2012	Program Delivery Single-Family Home Repair Program	(\$161,694.74)	
2012	Neighborhood Facilities (Public/Private)		\$161,694.74
2013	Interim Assistance	(\$43,001.22)	
2013	Economic Development	(\$940,514.30)	
2013	Acquisition	(\$51,355.34)	
2013	Single-Family Housing	(\$262,879.91)	
2013	Public Facilities and Improvements (Public/Private)		\$1,297,750.77
2014	Interim Assistance	(\$375,697.69)	
2014	Single-Family Housing	(\$920,762.61)	
2014	Public Facilities and Improvements (Public/Private)		\$1,296,460.30
2015	Economic Development	(\$1,500,000.00)	
2015	Public Facilities and Improvements (Public/Private)		\$1,500,000.00
Total CDBG Budget Changes		(\$6,001,590.16)	\$6,001,590.16

SUBJECT: An Ordinance authorizing a Contract between the City of Houston and the Chinese Community Center (CCC), providing \$1,500,000 to construct a new adult day care facility, remodel a storage building into a recreation center and expand parking at the CCC, located at 9800 Town Park Dr., Houston		Category #	Page 1 of 1	Agenda Item # <i>II.A</i>
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 12/30/2015		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: District F		
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action:		
RECOMMENDATION: Approval of a Contract between the City of Houston and the Chinese Community Center (CCC), providing \$1,500,000 to construct a new adult day care facility, convert a storage building into a recreation center, and expand parking at the CCC, located at 9800 Town Park Dr., Houston				
Amount of Funding: \$1,500,000			Finance Budget:	
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other				
Community Development Block Grant (CDBG) Fund 5000				
SPECIFIC EXPLANATION:				
<p>The Chinese Community Center (CCC) is requesting \$1,500,000 in Community Development Block Grant (CDBG) funds for an expansion project which includes constructing a new building for adult day care services, increasing parking, and converting a storage building into a recreational facility. This project will enable the CCC to increase and improve access to direct social services and youth services for low- to moderate-income participants. The total budget is \$6,016,320, with \$4,516,320 coming from private funds.</p> <p>The project includes construction of a new 20,000-square-foot, two-story building. The first floor will house a state-licensed adult day care center serving 100 elderly and disabled adults daily and 150-175 unduplicated adults a year. The second floor will include a multipurpose auditorium and conference/office suites available for use by the community.</p> <p>Additional elements of the expansion include: (1) converting a storage building at the 9800 Town Park Dr. site into a recreation center which will provide youth services and act as a disaster response shelter, and (2) adding parking adjacent to the main building to enhance pedestrian safety.</p> <p>The Chinese Community Center has been offering a variety of free services for low- to moderate-income households since 1973. The adult day care program services include social and recreational activities, nutritional guidance, lunch and snacks, nursing and personal care, physical exams and rehabilitation, psycho-social evaluation and counseling, and transportation assistance to and from the agency. Additional activities for youth include after-school programs on such topics as interpersonal skills, parenting skills, childhood health, and substance abuse prevention and bullying awareness. The after-school program serves 80 students per semester and will increase that amount by more than 50% with the expansion.</p> <p>HCDD conducted a Request for Proposals for fiscal year 2016 CDBG contracts. The Chinese Community Center was one of the projects selected.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.</p> <p>NR: MB: APM: SL</p> <p>Cc: City Attorney Mayor's Office City Secretary Finance Department</p>				
REQUIRED AUTHORIZATION				
Finance Department Director:		Other Authorization:		Other Authorization:

SUBJECT: An Ordinance authorizing a Contract between the City of Houston and SER-Jobs for Progress of the Texas Gulf Coast Inc., providing \$5,300,000 to acquire and renovate a building for use as a new Workforce Opportunity Center		Category #	Page 1 of 1	Agenda Item # <i>II.b.</i>																				
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 01/28/2016	Agenda Date																					
DIRECTOR'S SIGNATURE:		Council District affected: District I																						
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action: None																						
RECOMMENDATION: Approval of an Ordinance authorizing a Contract between the City and SER-Jobs for Progress of the Texas Gulf Coast Inc., providing \$5,300,000 to renovate a building for use as a new Workforce Opportunity Center																								
Amount of Funding: <p style="text-align: center;">\$5,300,000.00</p>			Finance Budget:																					
SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund <p style="text-align: center;">Community Development Block Grant (Fund 5000)</p>																								
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) requests Council approve a Contract between the City and SER-Jobs for Progress of the Texas Gulf Coast Inc., providing \$5,300,000 in federal Community Development Block Grant (CDBG) funds to acquire and renovate a 22,000-square-foot building which will be used to serve up to 4,000 low-income individuals annually. The renovated building at 1710 Telephone Road will be SER-Jobs' future site of a new workforce service center. Located in Houston's East End, the site is in close proximity to both Houston Community College and University of Houston. The new Workforce Opportunity Center will feature a Career Café, educational workshops, occupational training and youth services. The center will enable SER-Jobs to increase its capacity by 9% annually to serve Houston residents, expand its classroom and service delivery space, and create a hub for the community to access services and resources to achieve career goals. By 2020, SER-Jobs anticipates doubling its capacity by serving 8,000 persons annually. SER-Jobs is a 50-year-old non-profit organization serving as a leader in non-traditional vocational education. It is an equal partner with high school districts and community colleges, establishing a solid reputation for service to high-risk, hard-to-serve populations. HCDD conducted a Request for Proposals for fiscal year 2016 CDBG contracts. The SER-Jobs Workforce Opportunity Center was one of the top scoring projects. This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">Sources</th> <th style="width:25%;">Amount</th> <th style="width:25%;">Uses</th> <th style="width:25%;">Amount</th> </tr> </thead> <tbody> <tr> <td>COH HCDD</td> <td style="text-align: right;">5,300,000</td> <td>Acquisition</td> <td style="text-align: right;">1,755,000</td> </tr> <tr> <td>Agency</td> <td style="text-align: right;">2,135,222</td> <td>Engineering Design/Architecture</td> <td style="text-align: right;">468,208</td> </tr> <tr> <td>Loan</td> <td style="text-align: right;">1,488,000</td> <td>Renovations</td> <td style="text-align: right;">6,700,014</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">8,923,222</td> <td>Total</td> <td style="text-align: right;">8,923,222</td> </tr> </tbody> </table>					Sources	Amount	Uses	Amount	COH HCDD	5,300,000	Acquisition	1,755,000	Agency	2,135,222	Engineering Design/Architecture	468,208	Loan	1,488,000	Renovations	6,700,014	Total	8,923,222	Total	8,923,222
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SUBJECT: An Ordinance authorizing a Contract between the City of Houston and Pro-Vision Inc. providing \$2,800,000 to acquire three parcels of land and to construct a 30,000-square-foot multi-purpose gymnasium		Category #	Page 1 of 1	Agenda Item # <i>II, C.</i>																		
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 01/29/2016	Agenda Date																			
DIRECTOR'S SIGNATURE:		Council District affected: District D																				
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action: None																				
RECOMMENDATION: Approval of an Ordinance authorizing a Contract between the City and Pro-Vision Inc. providing \$2,800,000 to acquire three parcels of land and to construct a 30,000-square-foot multi-purpose gymnasium																						
Amount of Funding: \$2,800,000.00			Finance Budget:																			
SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund Community Development Block Grant (Fund 5000)																						
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) requests Council approve a Contract between the City and Pro-Vision Inc. providing \$2,800,000 in federal Community Development Block Grant (CDBG) funds to acquire three parcels of land and to construct a 30,000-square-foot multi-purpose gymnasium which will be used to serve up to 400 low-income families annually. The three parcels of land to be acquired and new gymnasium to be constructed are adjacent to Pro-Vision's existing charter school at 4590 Wilmington Street. Located in Sunnyside, the site will provide the community with a single, easily-accessible location for gatherings, information sessions, recreation and fitness activities and various community-building events. The three parcels of land will provide the space for Pro-Vision to construct a gymnasium, create a detention pond and add parking. The new gymnasium will provide Pro-Vision's campus with six additional classrooms, a basketball court, a stage to be utilized by the students and the community and a workout facility for student athletes. The additional classrooms will enable Pro-Vision to serve an additional 75 students annually and lower its teacher-student ratio from 1:30 to 1:25. The gymnasium will offer After School Programs, Job Enterprise Program, Manhood Development Program, The Pro-Vision Academy High School, The Pro-Vision Academy Middle School and Urban Farm. In 1990, Pro-Vision began as an idea to help young men from Houston's most underserved neighborhoods. This non-profit opened its doors 24 years ago to 107 students and is currently serving 359 students. Pro-Vision invests in students from grades 5-12 who are, on average, 80% African-American and 20% Hispanic, with median household incomes of about \$18,000 annually. The majority of students are two to three grades behind their peers academically and are at high-risk for dropping out of school. HCDD conducted a Request for Proposals for fiscal year 2016 CDBG contracts. The Pro-Vision acquisition and gymnasium construction project was one of projects selected.																						
<table border="1"> <thead> <tr> <th>Sources</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>COH HCDD</td> <td>2,800,000</td> </tr> <tr> <td>Agency</td> <td>1,500,000</td> </tr> <tr> <td>Loan</td> <td>1,465,770</td> </tr> <tr> <td>Total</td> <td>5,765,770</td> </tr> </tbody> </table>		Sources	Amount	COH HCDD	2,800,000	Agency	1,500,000	Loan	1,465,770	Total	5,765,770	<table border="1"> <thead> <tr> <th>Uses</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Acquisition & Closing Costs</td> <td>1,761,300</td> </tr> <tr> <td>Gymnasium</td> <td>4,004,470</td> </tr> <tr> <td>Total</td> <td>5,765,770</td> </tr> </tbody> </table>			Uses	Amount	Acquisition & Closing Costs	1,761,300	Gymnasium	4,004,470	Total	5,765,770
Sources	Amount																					
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NR: APM: AS Cc: City Attorney, Mayor's Office, City Secretary, Finance Department																						
REQUIRED AUTHORIZATION																						
Finance Department Director:		Other Authorization:		Other Authorization:																		

SUBJECT: An Ordinance authorizing a contract between the City of Houston and The William A. Lawson Institute for Peace and Prosperity (WALIPP), providing \$4,730,000 of Community Development Block funds for the acquisition of 5.5 acres of land to construct The Lawson Academy charter school campus		Category #	Page 1 of 1	Agenda Item # <i>II. d.</i>
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date February 1, 2016	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: D		
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action:		
RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and The William A. Lawson Institute for Peace and Prosperity (WALIPP), providing \$4,730,000 of Community Development Block funds for acquisition of 5.5 acres of land to construct The Lawson Academy charter school campus				
Amount of Funding: \$4,730,000			Finance Budget:	
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other Community Development Block Grant (Fund 5000)				
SPECIFIC EXPLANATION:				
<p>The Housing and Community Development Department requests Council approve an Agreement between the City and The William A. Lawson Institute for Peace and Prosperity (WALIPP) providing \$4,730,000 of Community Development Block Grant funds for the acquisition of 5.5 acres of land at 5012 Scott Street to construct The Lawson Academy's charter school campus.</p> <p>The William A. Lawson Institute for Peace and Prosperity (WALIPP) has operated The Lawson Academy since 2002. The land acquired will be used for the construction of The Lawson Academy campuses for boys' and girls' schools for middle school grade levels. The new campus will include classrooms, science labs, a library/media center, a cafeteria, and a field for student athletics. The campus will also have administration offices, a parking lot and land for expansion to include high school grades. The acquisition is expected to be completed in April 2016, and the construction of the modular structures for the campus will occur thereafter and take approximately 120 days. The Academy plans to open at the new location for school operations in August 2016.</p> <p>WALIPP will use \$1,150,000 in foundation grants, \$950,000 from a loan with Wells Fargo Bank, and \$4,730,000 in CDBG funds to fund the entire acquisition and construction project. The total project budget is \$6,830,000.</p> <p>The school currently has 150 students and leases space from a church. As a result, the Academy is unable to expand to serve a larger student body. WALIPP estimates that it will be able to serve an additional 200 students, for a total of 350 middle school students at the new campus. The Texas Education Agency approved The Lawson Academy to add high school grades in 2011, and the acquisition of this parcel of land will allow the school to expand to include grades 9-12 in the future. The Academy projects that it will have as many as 900 students with the addition of high school campuses.</p> <p>HCDD conducted a Request for Proposals for fiscal year 2016 CDBG contracts. The WALIPP land acquisition project was one of the projects selected.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.</p> <p>NR: APM: SM</p> <p>Cc: City Attorney Mayor's Office City Secretary Finance Department</p>				
REQUIRED AUTHORIZATION				
Finance Department Director:		Other Authorization:		Other Authorization:

SUBJECT: An Ordinance authorizing a Loan Agreement between the City of Houston and 4510 Main Street Housing LP for the acquisition and predevelopment cost of Light Rail Lofts Workforce, a 327-unit affordable and workforce housing development located at 4510 Main Street

Category #	Page 1 of 1	Agenda Item # <i>III.A.</i>
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 2/8/2016	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District affected: District C
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For additional information contact: Roxanne Lawson Phone: 832-394-6282	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Approval of an Ordinance authorizing a Loan Agreement between the City of Houston and 4510 Main Street Housing LP for the acquisition and predevelopment cost of Light Rail Lofts Workforce, a 327-unit affordable and workforce housing development at 4510 Main

Amount of Funding: \$3,000,000	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Other
Community Development Block Grant (CDBG) Fund 5000

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends Council approve an Ordinance authorizing the use of \$3,000,000 of CDBG funds for the acquisition and predevelopment cost for a new midrise for affordable and workforce housing at 4510 Main Street.

Located across from the light rail on Main Street, the proposed project is a multifamily property consisting of 327 units.

Cloudbreak Houston LLC, the developer of Light Rail Lofts, has a track record of developing high-quality and well-managed affordable housing communities across the U.S. This property is adjacent to two other Cloudbreak properties – Midtown Terrace and Travis Street Plaza.

Sixty-seven (20%) of the units will be restricted at 80% of area medium income.

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

Source	Total Amount	Use	Total Amount	Residential
Loan	\$50,188,305	Acquisition	\$8,050,000	\$4,386,155
CDBG	\$3,000,000	Hard Costs	\$30,707,004	\$24,314,047
TIRZ	\$1,172,661	Soft Costs	\$7,201,578	\$4,110,808
Total	\$54,360,966	Developer Fee	\$6,485,805	\$3,515,432
		Reserves	\$1,916,579	\$1,896,429
		Total	\$54,360,966	\$38,222,871

This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.

NR:JN:RB

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

REQUIRED AUTHORIZATION		
Finance Department:	Other Authorization:	Other Authorization:

SUBJECT: A Loan Agreement between the City of Houston and an affiliate of LDG Multifamily LLC for acquisition, demolition and reconstruction of a 250-unit affordable housing community located at 5602 Selinsky

Category #

Page 1 of 1

Agenda Item # III, D.

FROM:
Neal Rackleff, Director
Housing and Community Development Department

Origination Date
1-29-16

Agenda Date

DIRECTOR'S SIGNATURE:

Council District affected:
District D

For additional information contact: Roxanne Lawson
Phone: 832-394-6282

Date and identification of prior authorizing Council action: NA

RECOMMENDATION: Approval of a Loan Agreement between the City of Houston and an affiliate of LDG Multifamily LLC for acquisition, demolition and reconstruction of a 250-unit affordable housing community located at 5602 Selinsky

Amount of Funding: \$5,000,000.00

Finance Budget:

SOURCE OF FUNDING General Fund Grant Fund Other
Community Development Block Grant (CDBG) Fund 5000

SPECIFIC EXPLANATION:

The property located at 5602 Selinsky Road is an abandoned 170-unit multifamily property. LDG Development intends to acquire and demolish the existing structure and redevelop the site with a new 250-unit apartment property with updated floor plans, appliances and amenities.

The Housing and Community Development Department (HCDD) recommends Council approve a \$5,000,000 loan between the City of Houston and LDG Multifamily LLC. The funds will be used for acquisition of land, demolition of the existing abandoned apartment complex, and reconstruction of a 250-unit affordable housing community for families.

LDG is an established developer of affordable multifamily properties, and has recently completed the demolition and reconstruction of Villas at Colt Run, a once-blighted property located in District B, in part with funds provided by HCDD. Total funding for the Pointe at Crestmont will be as follows:

<u>Sources</u>		<u>Uses</u>	
Conventional Loan	\$19,029,000	Acquisition	\$1,872,000
Tax Credit equity (4%)	\$13,975,079	Hard Costs	\$24,610,267
Deferred Developer fee	\$2,212,350	Soft Costs	\$8,097,035
HCDD request (CDBG)	<u>\$5,000,000</u>	Developer Fee	\$4,345,041
Total	\$40,216,429	<u>Reserves</u>	<u>\$1,292,086</u>
Total per unit	\$160,866	Total	\$40,216,429

This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.

NR:JN:SS

Cc: City Secretary
Finance
Legal
Mayor's Office

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

16 – 1 mile 3 year

SUBJECT: A Resolution allowing construction of one property applying for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that will be located within one mile of similar properties constructed within the last three years	Category #	Page 1 of 2	Agenda Item # III, C.
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 2-5-2016	Agenda Date
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DIRECTOR'S SIGNATURE:	Council Districts affected: D
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For additional information contact: Roxanne Lawson Phone: 832-394-6282	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: Approval of a Resolution allowing construction of one property applying for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that will be located within one mile of similar properties constructed within the last three years

Amount of Funding: None	Finance Budget:
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SOURCE OF FUNDING: [] General Fund [] Grant Fund [] Enterprise Fund [X] Other

No Funding Required

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution allowing construction of one property applying for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that will be located within one mile of similar properties constructed within the last three years.

Approval of this resolution does not guaranty the property will receive HTCs. Even though numerous applications are submitted to TDHCA, the amount of available 9% HTCs is very limited. Only two to four developments are typically funded each year in the Houston region. It will not be known which, if any, of these projects will receive HTCs until the end of July 2016 when awards are announced at the TDHCA board meeting.

To avoid unwanted concentrations of HTC properties, TDHCA requires that an applicant receive a resolution from the governing body of the municipality where the development is to be located if a similar type of property (for example a property for seniors) built in the last three years and located within one mile of the applicant property also received tax credits. One property in this year's round of applications for 9% tax credits fits this criteria:

Trails at Palm Center – MLK Blvd. near Griggs Road – is a proposed 100-unit development for families. The developer is NHP Foundation, a national developer of affordable housing. HCDD is funding a portion of NHP's renovation of Cleme Manor, located in District B.

Based on the department's experience with this developer, and the City's need for affordable housing for families, HCDD recommends that Council approve the resolution allowing construction of this property. This resolution must be submitted with the Resolution of Support previously approved for the applicants, and is due to TDHCA by March 1, 2016.

This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.

NR:JN:SS

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

REQUIRED AUTHORIZATION		
Finance Director:	Other Authorization:	Other Authorization:

SUBJECT: Resolution explicitly identifying Trails at Palm Center Apartments as contributing most significantly to the concerted revitalization efforts of the City and reaffirming the adoption of the Disaster Recovery Round 2 Community Revitalization Areas in the City of Houston as priority revitalization areas for Housing Tax Credit investment by the State of Texas	Category #	Page 1 of 2	Agenda Item # <i>III. d.</i>
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 02/10/2016	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District affected: District D
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For additional information contact: Roxanne Lawson Phone: 832-394-6282	Date and identification of prior authorizing Council action: NA
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RECOMMENDATION: Approval of a Resolution explicitly identifying Trails at Palm Center Apartments as contributing most significantly to the concerted revitalization efforts of the City and reaffirming the adoption of the Disaster Recovery Round 2 Community Revitalization Areas in the City of Houston as priority revitalization areas for Housing Tax Credit investment by the State of Texas

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 <p style="text-align: center;">No funding required</p>

SPECIFIC EXPLANATION:

The Texas Department of Housing and Community Affairs (TDHCA) administers the state's Low Income Housing Tax Credit (HTC) 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 (within our designated revitalization areas), will receive additional points in the competitive TDHCA scoring system.

HN Trails at Palm Center LP has submitted an application to the TDHCA requesting an award of 9% tax credits for the construction of the Trails at Palm Center apartments – a 100 unit affordable apartment property for families – to be located on Martin Luther King Jr. Blvd. near Griggs Road. This site is located within one of the City's designated Community Revitalization Areas (CRAs), which is consistent with the TDHCA's recognition of a Concerted Revitalization Plan in §11.9(d)(7) of TDHCA's Qualified Allocation Plan (QAP). The construction of Trails at Palm Center, together with the nearby Villages at Palm Center development currently under construction, the new City library currently under construction, the new Texans YMCA and improvements envisioned at the Palm Center facility will serve as catalysts for revitalization of the surrounding neighborhood.

HCDD collaborated with partners including the Texas Organizing Project, Assistant Secretary Mercedes Marquez of the U.S. Department of Housing and Urban Development, Local Initiatives Support Corporation and Enterprise Community Partners in a study to identify priority investment areas for Hurricane Ike Disaster Recovery Funds received from the State of Texas. Input obtained during public meetings included discussions of evidence of storm damage, requests for FEMA assistance, poverty rates, neighborhood ethnic composition, and the assessment of other factors, such as transportation, 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. Recommendations and findings from these meetings were used to identify targeted nodes of investment and served as a starting point for the "deep dive" planning study entitled Disaster Recovery Round 2 Market Analysis/Area Section (Planning Study), published in May 2013 by a team of local and nationally recognized experts selected by the City's Housing and Community Development Department (HCDD). Based on the Planning Study, combined with data from other studies, the final community revitalization plan areas (Target Areas) for the DR2 Program have been identified by HCDD as the Community Revitalization Areas (CRAs). They include a portion of Near Northside, a portion of Fifth Ward and a portion of OST/South Union.

The City has allocated approximately \$178 million in DR2 funds for single family and multifamily investments in the CRAs. This includes approximately \$50 million in funding for the development or redevelopment of Cleme Manor, Avenue Station, Residences at Hardy Yards, Bayou Fifth single/multi-family development and Village of Palm Center; approximately \$60 million for 275 single-family homes; and approximately \$26 million for infrastructure projects such as the Burnet Street and Hernandez Tunnel reconstructions and drainage projects throughout the CRAs, all which are improving the lives of residents of these areas.

REQUIRED AUTHORIZATION		
Finance Department:	Other Authorization:	Other Authorization:

Date 2-10-16	Subject: Resolution explicitly identifying Trails at Palm Center Apartments as contributing most significantly to the concerted revitalization efforts of the City and reaffirming the adoption of the Disaster Recovery Round 2 Community Revitalization Areas in the City of Houston as priority revitalization areas for Housing Tax Credit investment by the State of Texas	Originators Initials	Page 2 of 2
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The Housing and Community Development Department recommends City Council approve the Resolution explicitly identifying Trails at Palm Center as contributing most significantly to the concerted revitalization efforts of the City, consistent with and within the CRAs. HCDD also recommends City Council reaffirm the designation of the CRAs as priority revitalization areas for investments under the Revitalization Plan. These provisions are 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)(II) of §11.9(d)(7) of the QAP.

This proposal was presented to the Housing and Community Affairs Committee on February 16, 2016.

NR:JN:SS

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

SUBJECT: An Ordinance authorizing the use of \$348,974.97 in federal HOPWA funds for a contract between the City of Houston and Houston Help Inc. for administration and operation of a HOPWA community residence with supportive services for individuals affected by HIV/AIDS		Category #	Page 1 of 1	Agenda Item # <i>IV, a.i.</i>															
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 12/23/15	Agenda Date																
DIRECTOR'S SIGNATURE:		Council District(s) affected: D																	
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action: N/A																	
RECOMMENDATION: Approval of an Ordinance authorizing the use of \$348,974.97 in federal HOPWA funds for a contract between the City of Houston and Houston Help Inc. for administration and operation of a HOPWA community residence with supportive services for individuals affected by HIV/AIDS																			
Amount of Funding: \$348,974.97			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) – Fund 5000																			
SPECIFIC EXPLANATION:																			
The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and Houston Help Inc. to finance the administration and operation of a HOPWA community residence with supportive services.																			
The City will grant Houston Help Inc. \$348,974.97 to operate a 50-unit community residence for 50 HOPWA-eligible households, and to provide permanent housing and supportive services for persons affected by HIV/AIDS. Supportive services will include case management, child care and life skills training. Operating costs will include property management, utilities, property insurance and other costs. HOPWA funds are providing 41% of the cost of this program.																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Category</th> <th style="width: 35%;">Total Contract Services</th> <th style="width: 35%;">Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td style="text-align: right;">\$4,732.89</td> <td style="text-align: right;">1.4%</td> </tr> <tr> <td>Supportive Services</td> <td style="text-align: right;">\$116,962.14</td> <td style="text-align: right;">33.5%</td> </tr> <tr> <td>Operating Costs</td> <td style="text-align: right;">\$227,279.94</td> <td style="text-align: right;">65.1%</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$348,974.97</td> <td style="text-align: right;">100%</td> </tr> </tbody> </table>					Category	Total Contract Services	Percent	Administrative	\$4,732.89	1.4%	Supportive Services	\$116,962.14	33.5%	Operating Costs	\$227,279.94	65.1%	Total	\$348,974.97	100%
Category	Total Contract Services	Percent																	
Administrative	\$4,732.89	1.4%																	
Supportive Services	\$116,962.14	33.5%																	
Operating Costs	\$227,279.94	65.1%																	
Total	\$348,974.97	100%																	
HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2016 with a one-year renewal option for fiscal year 2017. Houston Help Inc. was one of the agencies selected. This contract provides funding from March 1, 2016 – February 28, 2017.																			
Houston Help began receiving HOPWA funds through the City in 1998.																			
The Housing and Community Affairs Committee reviewed this item on February 16, 2016.																			
NR:JN: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 \$120,000, two-year contract between the City of Houston and Coalition for the Homeless of Houston/Harris County, to provide HOPWA funding for the operation and maintenance of the Homeless Management Information System for the HOPWA Program	Page 1 of 1	Agenda Item # IV.a.ii.
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 1/28/2016	Agenda Date
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DIRECTOR'S SIGNATURE:	Council Districts affected: All
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For additional information contact: Roxanne Lawson Phone: 832-394-6282	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: Approval of an Ordinance authorizing a \$120,000, two-year contract between the City of Houston and Coalition for the Homeless of Houston/Harris County, to operate and maintain the Homeless Management Information System for the HOPWA Program for low-income persons living with HIV/AIDS

Amount of Funding: \$120,000.00 (\$60,000/year)	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Housing Opportunities for Persons With AIDS (HOPWA) Fund 5000

SPECIFIC EXPLANATION:
The Housing and Community Development Department (HCDD) recommends approval of a two-year contract between the City of Houston and the Coalition for the Homeless of Houston/Harris County (Coalition) to finance the operation of the Homeless Management Information System (HMIS) for the City of Houston's HOPWA projects.

The Coalition was established in 1982 to develop, advocate, and coordinate community strategies to prevent and alleviate homelessness. The Coalition is the lead agency for the Houston/Harris County Continuum of Care (CoC), which is a HUD grant for projects that provide housing and services for homeless persons. Data collected for clients served through the CoC is maintained in a HMIS database. As the lead agency, the Coalition maintains and operates the HMIS for the Houston/Harris County metropolitan statistical area. Participation in the HMIS enables HCDD to track households receiving assistance through the HOPWA Program, reduce duplication of client services, track supportive services, and minimize error in data reporting. HUD encourages HOPWA grantees and project sponsors to participate in HMIS to "improve coordination and to enhance beneficiary access to other community assistance programs."

Category	Contract Amount (1 st Year)	Contract Amount (2 nd Year)	Total Contract Amount	Percent
Administrative	\$4,163.89	\$4,163.89	\$8,327.78	6.94%
Housing Information Services	\$55,836.11	\$55,836.11	\$111,672.22	93.06%
Total	\$60,000.00	\$60,000.00	\$120,000.00	100.00%

This contract will be a two-year contract and provide funding for the period February 1, 2016 – January 30, 2018. The City of Houston is the HOPWA Program administrator for a nine-county region, which consists of Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery and Waller counties.

This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.

NR:JN:MNB:AB

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

REQUIRED AUTHORIZATION		
Finance Director:	Other Authorization:	Other Authorization:

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

1/19/16 Salvation Army

SUBJECT: An Ordinance authorizing a contract between the City of Houston and The Salvation Army providing \$70,000 in CDBG funds and \$70,000 in Homeless Housing Services Program (HHSP) funds, totaling \$140,000, for a day shelter program		Category	Page 1 of 1	Agenda Item # <i>IV. b.i.</i>												
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 1/19/16	Agenda Date													
DIRECTOR'S SIGNATURE:		Council Districts affected: D														
For additional information contact: Roxanne Lawson Phone: (832) 394-6282		Date and identification of prior authorizing Council action:														
RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and The Salvation Army providing up to \$70,000 in CDBG funds and \$70,000 in HHSP funds, totaling \$140,000, for a day shelter program																
Amount of Funding: \$140,000.00			Finance Budget:													
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund \$70,000 - Community Development Block Grant (CDBG) Fund 5000 \$70,000 - Homeless Housing Services Program (HHSP) Fund 5030																
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and The Salvation Army to provide self-sufficiency services, emergency and permanent housing referrals, and other supportive services to 150 homeless young adults served by The Salvation Army's Young Adult Resource Center (YARC). YARC is a day shelter program for persons aged 18-25 who are experiencing homelessness. In addition to being a safe place for homeless young adults to be during the day, YARC is a central point of drop-in and engagement for existing and ongoing outreach efforts, emergency shelter, and case management to assist in permanent housing placement and referrals. HCDD will grant The Salvation Army up to \$70,000 in Community Development Block Grant (CDBG) funding and \$70,000 in Homeless Housing Services Program (HHSP) funding, totaling \$140,000, to provide services to 150 unduplicated participants. Forty of the participants will receive tools for self-sufficiency, including counseling in locating and retaining suitable housing.																
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:35%;">Category</th> <th style="width:35%;">Amount</th> <th style="width:30%;">Percentage</th> </tr> </thead> <tbody> <tr> <td>Program Administration</td> <td align="center">-</td> <td align="center">0%</td> </tr> <tr> <td>Program Services</td> <td align="center">\$140,000.00</td> <td align="center">100%</td> </tr> <tr> <td>Total</td> <td align="center">\$140,000.00</td> <td align="center">100%</td> </tr> </tbody> </table>					Category	Amount	Percentage	Program Administration	-	0%	Program Services	\$140,000.00	100%	Total	\$140,000.00	100%
Category	Amount	Percentage														
Program Administration	-	0%														
Program Services	\$140,000.00	100%														
Total	\$140,000.00	100%														
HCDD conducted a Request for Proposals (RFP) for program year 2016 Public Service contracts. The Salvation Army was one of the agencies selected. The term of this contract will be March 1, 2016 through February 28, 2017, with a one-year renewal option at the Department's request. The Salvation Army YARC program has received CDBG funding through the City of Houston for various contracts since 2014.																
This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.																
NR:JN:MB:MJR																
cc: City Secretary Legal Department Finance Department Mayor's Office																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

Village Learning Center

SUBJECT: An Ordinance authorizing a contract between the City of Houston and The Village Learning Center Inc., providing \$150,000 in CDBG funds for a vocational/educational training program		Category	Page 1 of 1	Agenda Item #IX.B.11.												
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 1/14/16	Agenda Date													
DIRECTOR'S SIGNATURE:		Council District affected: District E														
For additional information contact: Roxanne Lawson Phone: (832) 394-6282		Date and identification of prior authorizing Council action:														
RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and The Village Learning Center Inc., providing \$150,000 in CDBG funds for a vocational/educational training program																
Amount of Funding: <p style="text-align: center;">\$150,000</p>			Finance Budget:													
SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund <p style="text-align: center;">Community Development Block Grant (CDBG) 5000</p>																
SPECIFIC EXPLANATION:																
<p>The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and The Village Learning Center Inc. for a vocational/educational program serving a special needs population.</p> <p>The Village Learning Center Vocational Program is to provide education and training to individuals with intellectual and developmental disabilities who have the desire to broaden their skill sets in volunteering, community service, and, if applicable, employment in their community. The Village Learning Center Inc. will identify and educate 96 individuals.</p> <p>The City will grant The Village Learning Center Inc. up to \$150,000 in federal CDBG funds to provide services to a minimum of 96 participants.</p>																
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:35%;">Category</th> <th style="width:30%;">Amount</th> <th style="width:35%;">Percentage</th> </tr> </thead> <tbody> <tr> <td>Program Administration</td> <td style="text-align: center;">-</td> <td style="text-align: center;">0%</td> </tr> <tr> <td>Program Services</td> <td style="text-align: center;">\$150,000.00</td> <td style="text-align: center;">100%</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">\$150,000.00</td> <td style="text-align: center;">100%</td> </tr> </tbody> </table>					Category	Amount	Percentage	Program Administration	-	0%	Program Services	\$150,000.00	100%	Total	\$150,000.00	100%
Category	Amount	Percentage														
Program Administration	-	0%														
Program Services	\$150,000.00	100%														
Total	\$150,000.00	100%														
<p>HCDD conducted a Request for Proposals (RFP) for Public Service contracts for fiscal year 2016. The Village Learning Center Inc. was one of the agencies selected. The term of this contract is March 1, 2016 through February 28, 2017. The Village Learning Center Inc. has received CDBG funding through the City of Houston for various contracts since 2012.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on February 16, 2016.</p> <p>NR:JN:MB:MR</p> <p>cc: City Secretary Legal Department Finance Department Mayor's Office</p>																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												

SUBJECT: An Ordinance authorizing a \$100,000 contract between the City of Houston and The Men's Center Inc., dba Recenter, to provide case management to current emergency and transitional housing residents who are recovering from alcohol and/or substance abuse		Page 1 of 1	Agenda Item # IV.b.iii.												
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 1/19/2016	Agenda Date												
DIRECTOR'S SIGNATURE:		Council District affected: District D													
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action:													
RECOMMENDATION: Approval of an Ordinance authorizing a \$100,000 contract between the City of Houston and The Men's Center Inc., dba Recenter, to provide case management to current emergency and transitional housing residents who are recovering from alcohol and/or substance abuse															
Amount of Funding: \$100,000		Finance Budget:													
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund Community Development Block Grant (CDBG) Fund 5000															
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and The Men's Center Inc., dba Recenter, providing \$100,000 in CDBG funds for case management to a minimum of 50 current emergency and transitional housing residents who are recovering from alcohol and/or substance abuse. Case management consists of services that will help these individuals gain access to needed medical, social, and educational services. This includes direct assistance in obtaining these services, coordination of care, case oversight, and linkage to other appropriate services. The City provides approximately 30% of the budget for this program, and 70% 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>Administration</td> <td>\$7,910.00</td> <td>7.91%</td> </tr> <tr> <td>Program Cost</td> <td>\$92,090.00</td> <td>92.09%</td> </tr> <tr> <td>Total</td> <td>\$100,000.00</td> <td>100.00%</td> </tr> </tbody> </table>				Category	Total Contract Amount	Percent	Administration	\$7,910.00	7.91%	Program Cost	\$92,090.00	92.09%	Total	\$100,000.00	100.00%
Category	Total Contract Amount	Percent													
Administration	\$7,910.00	7.91%													
Program Cost	\$92,090.00	92.09%													
Total	\$100,000.00	100.00%													
HCDD conducted a Request for Proposals (RFP) for Public Service contracts for fiscal year 2016 with a one-year renewal option for fiscal year 2017. Recenter was one of the agencies selected. This Ordinance will grant the contract period from March 1, 2016 through February 28, 2017. This is the first public services contract the City of Houston has awarded to Recenter. This item was reviewed by the Housing & Community Affairs Committee on February 16, 2016.															
NR:JN: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 \$100,000 contract between the City of Houston and The Women's Home to operate a Homeless Services Program		Category #	Page 1 of 1	Agenda Item # <i>IV, D, IV</i>												
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 1/20/2016	Agenda Date													
DIRECTOR'S SIGNATURE:		Council District(s) affected: C														
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action: N/A														
RECOMMENDATION: Approval of an Ordinance authorizing a \$100,000 contract between the City of Houston and The Women's Home to operate a Homeless Services Program																
Amount of Funding: \$100,000			Finance Budget:													
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund Community Development Block Grant (CDBG) – Fund 5000																
SPECIFIC EXPLANATION:																
The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and The Women's Home to finance the operation of a Homeless Services Program.																
The Women's Home will provide services to approximately 125 homeless women residing in the Houston area during the course of one year. The program will provide project participants with transportation to increase their access to essential services and case management services while they reside in transitional and permanent supportive housing. By providing these services, The Women's Home will help participants increase their stability and obtain the resources they need to successfully exit homelessness.																
CDBG funds are providing approximately 59% of the cost of this program and 41% is provided by other funding sources.																
<table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Services</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>\$0</td> <td>0%</td> </tr> <tr> <td>Program</td> <td>\$100,000</td> <td>100%</td> </tr> <tr> <td>Total</td> <td>\$100,000</td> <td>100%</td> </tr> </tbody> </table>					Category	Total Contract Services	Percent	Administrative	\$0	0%	Program	\$100,000	100%	Total	\$100,000	100%
Category	Total Contract Services	Percent														
Administrative	\$0	0%														
Program	\$100,000	100%														
Total	\$100,000	100%														
HCDD conducted a Request for Proposal (RFP) for Public Services contracts for fiscal year 2016. The Women's Home was one of the agencies selected. This Ordinance will approve the contract period from March 1, 2016 through February 28, 2017. This is the first year The Women's Home will receive CDBG funds from the City.																
The Housing and Community Affairs Committee reviewed this item on February 16, 2016.																
NR:JN:MNB:RLJ																
cc: Legal Department, Mayor's Office, City Secretary, Finance Department																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												