



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, May 24, 2016 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) Houston Area Urban League - (District D) - An Ordinance authorizing a Contract between the City of Houston and the Houston Area Urban League (HAUL), providing \$201,022 in Community Development Block Grant (CDBG) funds for job training and supportive services, located at 5320 Griggs Road, Houston

Presentation:

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

II. Single Family

For review and possible authorization:

- a) Houston Area Urban League - (All Districts) - An Ordinance authorizing a contract between the City of Houston and the Houston Area Urban League, and appropriating \$350,000 from TIRZ Affordable Housing Fund 2409, for a Post Homeownership Program

Presentation:

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

III. Public Facilities

For review and possible authorization:

- a) The Women's Home - (District A) - An Ordinance amending a Contract between the City of Houston and The Women's Home, allowing the use of New Market Tax Credits for the

construction of a 30,852-square-foot social service facility located at 1905 Jacquelyn Drive & 1838 Johanna Drive to serve the Spring Branch community

- b) SPARK Park - (District K) - An Ordinance amending a Contract among the Fort Bend Independent School District (FBISD), SPARK School Park Program, and the City of Houston to add funds from Councilmember Larry Green's Council District Service Fund

Presentation:

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

IV. Multifamily

For review and possible authorization:

- a) Regency Walk - (District K) - An Ordinance to amend an Agreement between the City of Houston and Regency Walk LLC to transfer ownership of a 606-unit property in Fondren Southwest to affiliates of Birch Owner LLC and to allow the maximum senior loan amount to increase from \$11,400,000 to \$25,800,000

Presentation:

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

V. Planning & Grants Management

For review and possible authorization:

- a) Disaster Recovery Round 2 Contract Amendment - (Districts B, D, H, I) - An Ordinance authorizing Amendment #5 to the Disaster Recovery 2 Single-Family Program contract to move \$400,000.00 from HCDD Project Delivery to Home Project Delivery which will ensure completion of services for single-family homes assisted with the Hurricane Ike Round 2 contract
- b) "Substantial" Amendment - (Districts B, D, F, H, I, K) - An Ordinance authorizing "Substantial Amendments" to the NSP1 and NSP3 grants. Changes include the recognition and allocation of unscheduled Program Income for NSP1 (\$119,114.56) and for NSP3 (\$383,316.57) received from 10/31/2014 through 3/31/2016
- c) Choice Neighborhoods Grants Application - (All Districts) - An Ordinance authorizing submission of an application, and accepting the funds, if awarded, for a grant of up to \$30 million from the US Department of Housing and Urban Development for administration of The Choice Neighborhoods Implementation Grant Program

Presentation:

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

VI. 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.

VII. Director's Comments

Neal Rackleff, Director, Housing and Community Development Department

SUBJECT: An Ordinance authorizing a Contract between the City of Houston and the Houston Area Urban League (HAUL), providing \$201,022 in Community Development Block Grant (CDBG) funds for job training and supportive services, located at 5320 Griggs Road, Houston		Category #	Page 1 of 1	Agenda Item # <i>I.a.</i>																
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 05/2/2016	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 Contract between the City of Houston and the Houston Area Urban League (HAUL), providing \$201,022 in Community Development Block Grant (CDBG) funds for job training and supportive services, located at 5320 Griggs Road, Houston																				
Amount of Funding: <p style="text-align: center;">\$201,022</p>			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 Houston Area Urban League (HAUL) is requesting \$201,022 in Community Development Block Grant (CDBG) funds to provide a job training and supportive services program to include community outreach, intake skills training and job placement. The program will assist 100 clients annually with job training and supportive services. Additionally, general outreach and presentations will be offered to 1,000 individuals annually. The total budget is \$259,063 with \$58,041 coming from private funds.</p>																				
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">Sources:</th> <th style="width:70%;">Amount:</th> </tr> </thead> <tbody> <tr> <td>COH HCDD</td> <td style="text-align: right;">\$ 201,022</td> </tr> <tr> <td>Private Funds</td> <td style="text-align: right;">\$ 58,041</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$ 259,063</td> </tr> </tbody> </table>		Sources:	Amount:	COH HCDD	\$ 201,022	Private Funds	\$ 58,041	Total	\$ 259,063	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">Uses:</th> <th style="width:70%;">Amount:</th> </tr> </thead> <tbody> <tr> <td>Direct Cost</td> <td style="text-align: right;">\$ 225,272</td> </tr> <tr> <td>Indirect Cost</td> <td style="text-align: right;">\$ 33,791</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$ 259,063</td> </tr> </tbody> </table>			Uses:	Amount:	Direct Cost	\$ 225,272	Indirect Cost	\$ 33,791	Total	\$ 259,063
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<p>Among the supportive services to be offered through HAUL's Community Resource Center are personal development, job readiness, job-specific occupational training/placement, job transition/retention, and job placement and retention services. Enhanced services will include tax preparation, financial literacy, and education on building savings and acquiring assets.</p>																				
<p>Since 1910, Houston Area Urban League has developed customized training programs to increase the participants' potential for success on the job, facilitate a mechanism for career development and address employment transition. The goal is to help low- to moderate-income persons increase their earnings.</p>																				
<p>HAUL has been funded by the City in various contracts since 1998.</p>																				
<p>This item was reviewed by the Housing and Community Affairs Committee on May 24, 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:																

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing a contract between the City of Houston and the Houston Area Urban League, and appropriating \$350,000 from TIRZ Affordable Housing Fund 2409, for a Post Homeownership Program		Category #	Page 1	Agenda Item #II.a.
FROM : Neal Rackleff, Director Housing and Community Development Department		Origination Date 5/10/2016		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 a contract between the City of Houston and the Houston Area Urban League, and appropriating \$350,000 from TIRZ Affordable Housing Fund 2409, for a Post Homeownership Program				
Amount of Funding: \$350,000.00			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input checked="" type="checkbox"/> Other Tax Increment Reinvestment Zone (TIRZ) - Fund 2409				
SPECIFIC EXPLANATION:				
<p>The City of Houston and the Houston Area Urban League (HAUL) desire to enter into a collaborative partnership to provide a Post Homeownership Counseling Program for low- and moderate-income persons, who have received assistance through the City of Houston for mortgage down payment, home rehabilitation or reconstruction, or as a participant under a developer participation contract. Since October 2005, the City of Houston has assisted more than 3,000 low- and moderate-income individuals and families with their home purchase, as well as aided low- and moderate-income homeowners with renovation, relocation, and reconstruction needs.</p> <p>Carolina Katz-Reid, a scholarly writer, researcher and Assistant Professor at University of California, Berkeley, in a 2004 study found that the odds of exiting homeownership were higher for low-income households. Thirty-six percent of such homeowners exited the property within two years; and 53 percent within five years. Katz-Reid's study also indicated that minority households were more likely to exit homeownership in any given post-purchase year. Over 40 percent of low-income, minority homeowners were no longer owners after two years, compared to less than 30 percent of low-income non-Hispanic White homes. Additionally, in a 2007 joint study, researchers and scholarly writers Donald Haurin, Professor of Economics at Ohio State University (OSU), and Stuart Rosenthal at Syracuse University Department of Economics found the following: The odds of exiting homeownership are highest in the early, post-purchase years, peaking at 10.5 percent in the first year for minority low-income first-time homebuyers.</p> <p>In an effort to create more successful and sustainable homeownership opportunities for low- and moderate-income households, particularly those served with financial assistance from the City of Houston, the collaborative partners find this program to be a viable solution.</p> <p>Post Homeownership classes and counseling will consist of both group and one-on-one sessions that help prepare homeowners to maintain a home and to make effective decisions about homeownership issues. Homeownership topics will include financial management (education and budget/debt management), preventative maintenance, home repairs and improvements, property taxes, fair housing rights, predatory lending, refinancing, foreclosure prevention, Homeowner's Association (HOA) dues, civic participation and community involvement. HAUL staff will provide outreach and intake for homeowners' group education sessions and explain the documentation and other items needed for participation in the Post Homeownership program. The group education session will cover financial management/budgeting, credit/debt, predatory lending and fair housing rights education.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on May 24, 2016.</p> <p>NR:BS:DC</p> <p>Cc: City Secretary Legal Department Finance Department Mayor's Office</p>				
Finance Director:		Other Authorization:		Other Authorization:

SUBJECT: An Ordinance amending a Contract between the City of Houston and The Women's Home, allowing the use of New Market Tax Credits for the construction of a 30,852-square-foot social service facility located at 1905 Jacquelyn Drive & 1838 Johanna Drive to serve the Spring Branch community	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 05/13/16	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District affected: District A
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For additional information contact: Roxanne Lawson Phone: 832-394-6282	Date and identification of prior authorizing Council action: 8/18/15 (o) 2015-0720
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RECOMMENDATION: Approval of an Ordinance amending a Contract between the City of Houston and The Women's Home, allowing the use of New Market Tax Credits for the construction of a 30,852-square-foot social service center located at 1905 Jacquelyn Drive & 1838 Johanna Drive, Houston, to serve the Spring Branch community

Amount of Funding: No New Funding	Finance Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other

SPECIFIC EXPLANATION:

In August 2015, Council approved a contract between the City and The Women's Home to provide \$1,630,000 in Community Development Block Grant (CDBG) funds for the construction of a social services center to serve homeless and low-income individuals and families in the Spring Branch area. The Housing and Community Development Department requests Council amend the contract to allow the use of New Market Tax Credits (NMTC) in financing the construction. The proceeds from the NMTC will supplement the previously approved \$1,630,000 in CDBG funds to construct the 30,852-square-foot social service center at 1905 Jacquelyn Drive and a surface parking lot at 1838 Johanna Drive.

The service center will provide services in three key areas: physical/behavioral health, after-school and summer programs for elementary and middle school children, and adult education/workforce development. These services were identified through an independent community assessment process and by potential partners and providers.

The new service center will consist of the following major exponents:

- 4,000 sq. ft. Federally Qualified Health Clinic (FQHC) - a satellite health clinic of Spring Branch Community Health Center
- 2,400 sq. ft. for behavioral health/prevention education
- 1,400 sq. ft. for computer labs
- 9,200 sq. ft. for after-school care for low-income students
- 4,800 sq. ft. for adult education/workforce development
- 4,482 sq. ft. for miscellaneous (restrooms, offices, reception/check-in)

The total project budget is approximately \$10,220,000, of which \$3,227,040 will be proceeds from NMTC.

Sources	Amount	Uses	Amount
City of Houston	\$1,630,000	Soft Costs	\$2,143,398
New Market Tax Credits	\$3,227,040	Hard Costs	\$7,184,685
Cash/Donations	\$5,362,960	Fees & Closing Costs	\$891,917
Total	\$10,220,000	Total	\$10,220,000

This item was reviewed by the Housing and Community Affairs Committee on May 24, 2016.

NR:MB:APM:AS

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

REQUIRED AUTHORIZATION		
Finance Department Director:	Other Authorization:	Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance amending a Contract among the Fort Bend Independent School District (FBISD), SPARK School Park Program, and the City of Houston to add funds from Councilmember Larry Green's Council District Service Fund		Category #	Page 1 of 1	Agenda Item # <i>III.b.</i>								
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 4/19/2016	Agenda Date									
DIRECTOR'S SIGNATURE:		Council District affected: District K										
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action: 4/8/2015 (o) 2015-0387										
RECOMMENDATION: Approve an Ordinance amending a Contract among the Fort Bend Independent School District (FBISD), SPARK School Park Program, and the City of Houston to add funds from Councilmember Larry Green's Council District Service Fund												
Amount of Funding: <p style="text-align:center">N/A</p>			Finance Budget:									
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input checked="" type="checkbox"/> Other <p style="text-align:center">District K Council District Service Fund (Fund 1000)</p>												
SPECIFIC EXPLANATION:												
<p>The Housing and Community Development Department requests Council approve an amendment to the contract among the City of Houston, the SPARK School Park Program, and the Fort Bend Independent School District (FBISD) to amend the budget for Ridgemont Elementary School, located at 4910 Raven Ridge Drive in District K.</p> <p>The amendment adds \$8,500 from the Council District Service Fund (CDSF) of Councilmember Larry Green to fund the base bid for the construction of the park. The park will include a 1/8 mile walking trail, two half-court basketball play areas, and basketball hoops. The SPARK park was initially funded with \$90,000 of Community Development Block Grant Funds in July 2015.</p>												
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">School</th> <th style="width:20%;">Previous CDBG Funds</th> <th style="width:20%;">Council District Service Budget Fund</th> <th style="width:30%;">Total Amended Budget</th> </tr> </thead> <tbody> <tr> <td style="text-align:center">Ridgemont Elementary School</td> <td style="text-align:center">\$90,000</td> <td style="text-align:center">\$8,500</td> <td style="text-align:center">\$98,500</td> </tr> </tbody> </table>					School	Previous CDBG Funds	Council District Service Budget Fund	Total Amended Budget	Ridgemont Elementary School	\$90,000	\$8,500	\$98,500
School	Previous CDBG Funds	Council District Service Budget Fund	Total Amended Budget									
Ridgemont Elementary School	\$90,000	\$8,500	\$98,500									
This item was reviewed by the Housing and Community Affairs Committee on May 24, 2016.												
NR: APM: SM												
cc: City Attorney Mayor's Office City Secretary Finance Department												
REQUIRED AUTHORIZATION												
Finance Department Director:		Other Authorization:		Other Authorization:								

TO: **Mayor via City Secretary** **REQUEST FOR COUNCIL ACTION** **16 - Regency Walk**

SUBJECT: An Ordinance to amend an Agreement between the City of Houston and Regency Walk LLC to transfer ownership of a 606-unit property in Fondren Southwest to affiliates of Birch Owner LLC and to allow the maximum senior loan amount to increase from \$11,400,000 to \$25,800,000		Category #	Page 1 of 2	Agenda Item # IV.a.
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 05/03/2016	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: District K		
For additional information contact: Phone: Roxanne Lawson 832-394-6282		Date and identification of prior authorizing Council action: 9/10/2008 Ord. 2008-0797 7/22/2015 Ord. 2015-0694		
RECOMMENDATION: Approval of an Ordinance to amend an Agreement between the City of Houston and Regency Walk LLC to transfer ownership of a 606-unit property in Fondren Southwest to affiliates of Birch Owner LLC 2 and to allow the maximum senior loan amount to increase from \$11,400,000 to \$25,800,000				
Amount of Funding: NONE			Finance Budget:	
SOURCE OF FUNDING [] General Fund [] Grant Fund [] Enterprise Fund N/A				
SPECIFIC EXPLANATION: The Housing and Community Development Department recommends the amendment of the loan agreement with Regency Walk LLC for the transfer of ownership to affiliates of Birch Owner LLC 2 and to allow the maximum senior loan amount to increase from \$11,000,000 to \$25,800,000. No further City funding is required. Birch Owner LLC 2, an affiliate of Lynd Residential Properties and KKR, proposes to purchase, through its affiliates, a portfolio of six Houston area properties including Regency Walk. In return for the approval, the City will realize the following benefits: <ul style="list-style-type: none"> • Approximately \$2 million in program income from a profits participation in this sale. • Birch Owner will invest at least \$7,000,000 in capital improvements across the portfolio of the Houston properties (approximately 2,200 units). • The new owners of Regency Walk will assume the obligations of the Regency Walk loan and will maintain the rent restrictions for the remainder of the 15-year period set in the 2008 LURA. In addition the new owners will subject an additional five units to the existing Regency LURA affordable housing restrictions. <p>The original Disaster Recovery Rita loan, authorized on September 10, 2008, was to rehabilitate two properties, Arbor Square Apartments and Sandpiper Apartments, located at 10301 Sandpiper and 10400 Sandpiper, to be managed as one apartment complex, Regency Walk. The City of Houston's loan proceeds were used only for hard costs for this extensive renovation, which was completed in March of 2013. Of 606 total units, 309 are rent-restricted for a period of 15 years. The property has been operating successfully with a 96% occupancy rate.</p> <p>In September 2013, Regency Walk LLC sold this property to affiliates of Variant Holdings LLC, as part of a portfolio that included 12 properties in the Houston area. In exchange for its consent, the City received a 20% profits participation in any future capital events.</p> <p>In August 2014, Variant Holdings filed for bankruptcy. In March 2015, the US Bankruptcy Court in the District of Delaware ordered the debtor to cause its affiliates to sell their assets. After months of litigation regarding the Court's order, the individual property owners were put into bankruptcy in January, 2015, and the Court ordered that the portfolio properties be offered for sale through an auction. Although the Court approved the sale of some of the properties to other parties, the sale of six properties to Birch has been approved by the Court, with the sale of the Regency properties being subject to City approval.</p> <p>Birch Owner LLC 2 brings a manager with a strong investment partner to a number of older properties, many of which have been neglected and mismanaged for many years.</p> <p>Lynd is a 36-year-old national real estate operating enterprise handling all phases of multifamily development. Operating in 17 states and 50 metropolitan areas, and with over 34,000 units under management, Lynd ranks in the Top 50 Property Management firms by the National Multifamily Housing Council. KKR is a 41-year-old leading multinational investment firm with over \$99 billion under management as of March 31, 2015.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on May 24, 2016.</p> <p>NR:JN:SW cc: CSC, FIN, MYR, LGL</p>				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

Schedule of Houston Properties

Property Name	Property Address	Council District
Cranbrook Forest Apartments	13875 Ella Blvd. Houston, TX 77014	B
Pine Forest Apartments	17103 Clay Rd. Houston, TX 77084	A
Sandpiper Apartments aka Regency Walk	10400 Sandpiper, Houston, TX 77035	K
Vista (Arbor Square) aka Regency Walk	10304 Sandpiper, Houston, TX 77096	K
The Broadmoor	10215 Beechnut St., Houston, TX 77072	J
Sandridge Apartments	4025 Burke Rd., Pasadena, TX 77054	N/A

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing Amendment #5 to the Disaster Recovery 2 Single-Family Program contract to move \$400,000 from HCDD Project Delivery to Horne Project Delivery which will ensure completion of services for single-family homes assisted with the Hurricane Ike Round 2 contract	Category #	Page 1 of 2	Agenda Item # V.a.
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FROM (Department or other point of origin): Neal Rackleff, Director Housing and Community Development Department	Origination Date 11/30/15	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District(s) affected: B, D, H, I
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For additional information contact: Roxanne Lawson Phone: 832-394-6282	Date and identification of prior authorizing Council action: Ord. #2011-1084 – 12/07/2011 Ord. #2015-0421 – 05/13/2015
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RECOMMENDATION: Approval of an Ordinance authorizing Amendment #5 to the Disaster Recovery 2 Single-Family Program contract to move \$400,000 from HCDD Project Delivery to Horne Project Delivery which will ensure completion of services for single-family homes assisted with the Hurricane Ike Round 2 contract

Amount of Funding: \$400,000.00	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund Other

Community Development Block Grant Disaster Recovery Round 2 (Fund 5030)

SPECIFIC EXPLANATION: The Texas General Land Office (GLO) has a contract with the City of Houston for Hurricane Ike Community Development Block Grant (CDBG) Disaster Recovery (DR) Round 2, Phase 2, Single-Family Program funds. To date, the contract has been amended four times.

The Housing and Community Development Department (HCDD) proposes a fifth amendment to move \$400,000 from the HCDD Project Delivery line item to the Horne Project Delivery line item. This will ensure consistency and completion of services for all single-family homes assisted with the Hurricane Ike Round 2 funding.

In addition, GLO has requested that all HCDD Administration and Project Delivery draws be approved in conjunction with achievements for the Activity costs. This benchmark is as follows:

Benchmark	Incremental Cap for Charges by Benchmark for Administration and Project Delivery Funds	Cumulative Billing Cap by Benchmark for Administration and Project Delivery Funds
Approval of Housing Guidelines	25%	25%
10% of Project Funds drawn by Subrecipient	25%	50%
25% of Project Funds drawn by Subrecipient	20%	70%
75% of Project Funds drawn by Subrecipient	15%	85%
Closeout of grant accepted	15%	100%

In addition, HCDD proposes that the end date of the Single-Family contract with GLO be extended for 1 year to December 31, 2017, in order to complete work on up to 30 more projects that will help low-income homeowners improve the quality of their housing.

HCDD published a 15-day public notice for Amendment #5 in the Houston Chronicle on Friday, May 13, 2016. To date, no comments have been received.

The Housing and Community Affairs Committee reviewed this item on May 24, 2016.

NR:BS:DS:PC

cc: City Secretary Legal Department City Attorney Finance Department

REQUIRED AUTHORIZATION		
Finance Director:	Other Authorization:	Other Authorization:

Summary of Amendment #5 for Hurricane Ike Disaster Recovery Round 2 Single-Family Contract (13-182-000-7295)

Categories	5th Change	Amendment #5 Funding
Rehab, Reconstruct, New Const		\$ 946,599.04
Activity Costs (HAP) Consultant (Homebuilders)		\$ 42,854,495.31
Activity Costs (HAP)		\$ 2,146,485.01
Activity costs (HAP) - HCDD		\$ 1,278,360.00
Project Delivery - HORNE	\$ 400,000.00	\$ 3,971,493.90
Project Delivery - HCDD	\$ (400,000.00)	\$ 8,473,652.56
Administration - HORNE		\$ 1,247,798.74
Administration - HCDD		\$ 1,492,081.26
Total Single-Family	\$ -	\$ 62,410,965.82

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing "Substantial Amendments" to the NSP1 and NSP3 grants. Changes include the recognition and allocation of unscheduled Program Income for NSP1 (\$119,114.56) and for NSP3 (\$383,316.57) received from 10/31/2014 through 3/31/2016.		Category #	Page 1	Agenda Item # V. 6.
FROM : Neal Rackleff, Director Housing and Community Development Department		Origination Date 04/13/2016	Agenda Date 06/15/2016	
DIRECTOR'S SIGNATURE:		Council District affected: B, D, F, H, I, K		
For additional information contact: Roxanne Lawson Phone: 832-394-6282		Date and identification of prior authorizing Council action: NSP1: Ord. 2008-1051, 11/25/2008 Ord. 2009-1275, 12/15/2009 Ord. 2012-1000, 11/14/2012 NSP3: Ord. 2011-0134, 02/23/2011 Ord. 2012-0999, 11/14/2012 Ord. 2014-0486, 05/28/2014 NSP PI: Ord. 2014-1186, 12/17/2014		
RECOMMENDATION: Approval of an ordinance authorizing "Substantial Amendments" to the NSP1 and NSP3 grants. Changes include the recognition and allocation of unscheduled Program Income for NSP1 (\$119,114.56) and for NSP3 (\$383,316.57) received from 10/31/2014 through 3/31/2016.				
Amount of Funding: NO FUNDING REQUIRED			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 Neighborhood Stabilization Program [NSP1 and NSP3] (Fund 5000)				
SPECIFIC EXPLANATION: 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 or grants for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25%, when a new activity is added, and when the scope of an activity changes. (1) Budget Increases/Decreases a. We are recognizing and allocating the unscheduled Program Income for NSP1 (\$119,114.56) and for NSP3 (\$383,316.57) received from 10/31/2014 through 3/31/2016. Changes to the affected budgets are necessary to allocate funds. This item was reviewed by the Housing and Community Affairs Committee on May 24, 2016. A public notice describing this action ran from Monday, 4/18/2016 through Tuesday, 5/3/2016. NR:BS:DS:PC CC: City Secretary, Legal Department, Finance Department, Mayor's Office Attachment				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

SUBSTANTIAL AMENDMENT NSP1 AND NSP3 PROGRAM INCOME SUMMARY

NSP1	NPS1 Program Income	New NSP1 Program Income from 10/31/2014 – 3/31/2016	
Program Income Received through PY13	\$216,461.85	\$0.00	
Program Income Received through PY14	\$80,162.45	\$11,218.72	
Program Income Received through PY15	\$107,895.84	\$107,895.84	
Total NSP1 Program Income	\$404,520.14	\$119,114.56	Line Item Allocation
		Administration	\$ 11,911.46
		Develop Vacant Land (NSP Eligible Use E)	\$107,203.10

NSP3	NSP3 Program Income	New NSP3 Program Income from 10/31/2014 – 3/31/2016	
Program Income Received through PY13	\$691,537.21	\$0.00	
Program Income Received through PY14	\$223,578.24	\$47,767.91	
Program Income Received through PY15	\$335,548.66	\$335,548.66	
Total NSP3 Program Income	\$1,250,664.11	\$383,316.57	Line Item Allocation
		Administration	\$ 38,331.66
		Develop Vacant Land (NSP Eligible Use E)	\$344,984.91

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing submission of an application, and accepting the funds, if awarded, for a grant of up to \$30 million from the US Department of Housing and Urban Development for administration of The Choice Neighborhoods Implementation Grant Program		Category #	Page 1 of 3	Agenda Item # V.C.
FROM : Neal Rackleff, Director Housing and Community Development Department		Origination Date 5/10/2016	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 submission of an application, and accepting the funds, if awarded, for a grant of up to \$30 million from the US Department of Housing and Urban Development for administration of The Choice Neighborhoods Implementation Grant Program				
Amount of Funding: NO FUNDING REQUIRED			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other				
SPECIFIC EXPLANATION:				
<p>The Department of Housing and Urban Development (HUD) awards competitive grants for The Choice Neighborhoods Implementation Grant Program. This program is designed to address struggling neighborhoods with distressed public housing, and/or other HUD-assisted housing, through a comprehensive approach to neighborhood transformation. In order to achieve its three core goals of: (1) housing, (2) people and (3) neighborhoods, applicants are required to have in place, a HUD-approved comprehensive neighborhood revitalization strategy, or "Transformation Plan." This plan requires broad civic engagement with public and private agencies, individuals, local leaders, residents, stakeholders, public housing authorities, cities, schools, police, business owners, nonprofits, and private developers to gather and leverage the financial and human capital resources need to support the sustainability of the plan. The City of Houston Housing and Community Development Department recommends Council approve an ordinance authorizing the submission of a grant application for up to \$30 million from HUD.</p> <p>The City of Houston is determining whether or not the Fifth Ward/Buffalo Bayou/East End Livable Centers Study, or some other study, qualifies as a comprehensive neighborhood revitalization strategy, or "Transformation Plan," that would enable the City to apply for this grant. If this plan does not meet the qualifications, the City will not be able to submit an application at this time. However, we will begin working toward meeting the application requirements under a future Notice of Funding Available from HUD.</p> <p>The selected applicant will receive \$30 million to address the three core goals stated above. Thus, this request is made to seek authorization for grant application and acceptance of such grant, if awarded.</p> <p>This item was reviewed by the Housing and Community Affairs Committee on May 24, 2016.</p> <p>NR:BS:DC</p> <p>Cc: City Secretary Legal Department Finance Department Mayor's Office</p> <p>Attachment</p>				
Finance Director:		Other Authorization:		Other Authorization: