

Housing & Community Affairs Committee

January 31, 2018



Sylvester Turner, Mayor



Tom McCasland, Director

Item II.a.: The Women's Home (All Districts)

- Transportation and case management for appx. **125 homeless women**
- **\$100,000** in CDBG funds represents **73%** of program cost
- Contract extended: March 1, 2018 to February 28, 2019

Category	Contract Amount	Percent
Administrative	\$0	0%
Program	\$100,000	100%
Total	\$100,000	100%

Item II.b.: The Men's Center Inc. dba Recenter (District D)

- Case management services to a minimum of **50 homeless men**
- **\$100,000** in CDBG funds represents **10%** of program cost
- Contract extended: March 1, 2018 to February 28, 2019

Category	Client Goal	Contract Amount	Percent
Administrative	--	\$5,798.90	5.80%
Direct Program Costs	50	\$94,201.10	94.20%
Total	50	\$100,000	100%

Item II.c.: Houston Help, Inc. (District D)

- Permanent housing and supportive services for 50 eligible households affected by HIV/AIDS
- \$367,975 in HOPWA funds represents 43% of program cost
- Contract extended: March 1, 2018 to February 28, 2019

Category	Contract Amount	Percent
Administrative	\$4,733.00	1.3%
Supportive Services	\$119,193.00	32.4%
Operating Costs	\$244,049.00	66.3%
Total	\$367,975.00	100%

Item III: Policies and Procedures for Affordable Housing Program Funds

HCDD required to provide Council:

- Annual program budgets
- Annual report on:
 - Funds available
 - Balance of allocated but unspent funds
 - Measurable program outcomes
- Monthly report on expenditures and outcomes
- Copies of guidelines for all housing programs

Item III: Policies and Procedures for Affordable Housing Program Funds

Council approval required for changes that impact:

- Purpose of program
- Income levels of those served

Item V.a.: Hurricane Harvey COH / FEMA / HHA Direct Lease Program (All Districts)

- Mutual Aid Agreement for temporary rental housing between the City and Houston Housing Authority
- Contract not to exceed \$13,707,532.80
- Agreement binding on each party through December 31 of year signed



Item V.b.:

Hurricane Harvey Home Repair Program (All Districts)

- Agreements with **multiple contractors** providing home repair services up to **\$75,000** per home
- Total not to exceed **\$36,904,896**
- **Three-year agreement** with two 1-year options to renew
- **GLO-procured contractors**



Items IV.a.-IV.e.

Housing Tax Credits



Sylvester Turner, Mayor



Tom McCasland, Director

What Are Tax Credits?

- NOT FUNDED BY THE CITY
- An important resource for building affordable homes
- Created through the Tax Reform Act of 1986
- Administered by Texas Department of Housing and Community Affairs (TDHCA)
- Private equity for construction of affordable homes

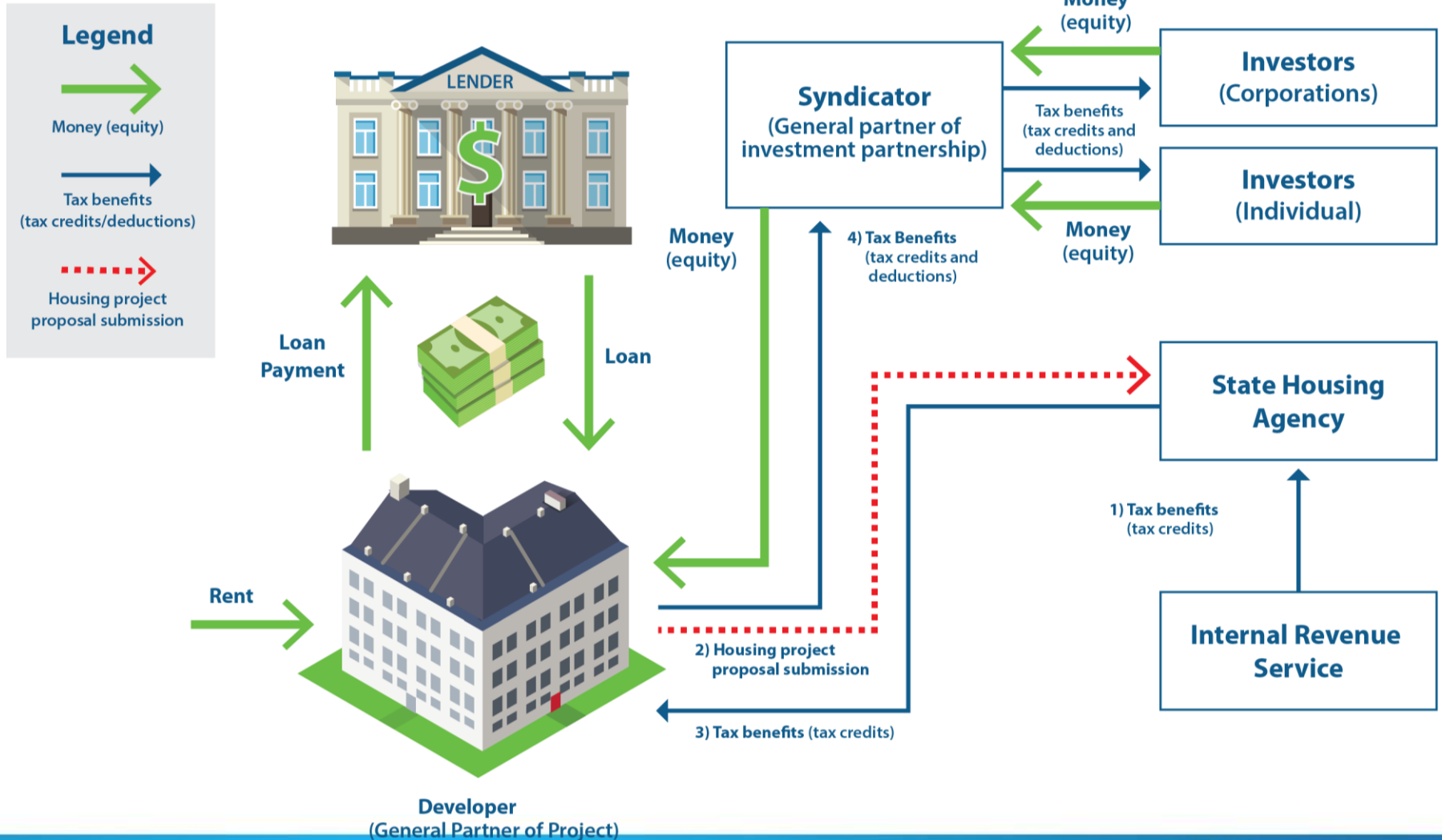


What Are Tax Credits?



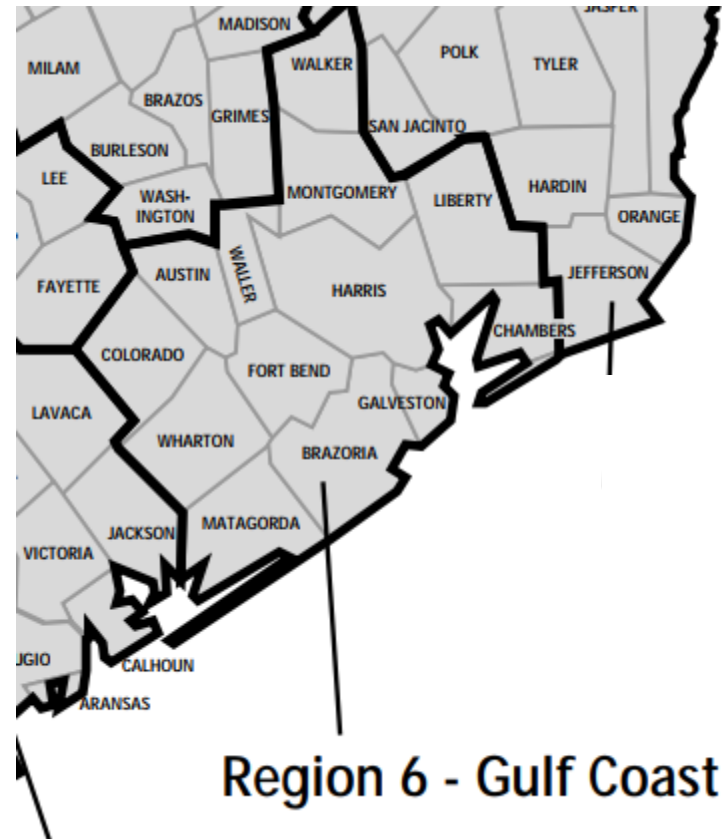
- 9% tax credits allocated through competitive process
- Credits can be sold on the open market
- Market determines price

Mechanics of Tax Credit Allocation



TDHCA 9% Allocation

- TDHCA allocates HTCs among 12 regions- Houston is in Region 6
- In 2018, Houston MSA expected to receive \$11.7M in annual credits
- Represents \$117M in total equity over a 10 year period



TDHCA 9% Allocation

➤ 2018 pre-applications:

- Over 68 proposals
- \$110M in annual credits requested

➤ Region 6:

- \$11.7M allocation
- \$1.5M award cap
- **Only 7-8 applications likely to be awarded**

10:1

Applications to Available Credits

TDHCA 9% Allocation

Scoring

- Highly competitive scoring system
- Applicants in the ETJ
 - ½ their points from City
 - ½ from County
 - Resolutions required from both

**SUPPORT:
17 POINTS**

**NO
OBJECTION:
14 POINTS**

TDHCA 9% Allocation

TDHCA Application Contingent Items

Points	Action
17	Local Government Support
4	Community Participation
8	Support from State Representative
4	Input from Community Organizations
7	Community Revitalization Plan
5	Readiness to Proceed in a Disaster Impacted Area

TDHCA 9% Allocation

Timing

- Very tight timeline
- Applications (**with resolutions**) due to TDHCA - 3/1/2018
- Credit awards announced in July 2018



Schedule for Tax Credit Resolutions

9% Tax Credit Resolution Process

<u>Date</u>	<u>Action</u>
December 29, 2017	Application for resolutions posted by HCDD
January 11, 2018	Pre-applications due to TDHCA
January 19, 2018	Applications due to HCDD
January 31, 2018	Presentation to Housing Committee
February 14, 2018	Preferred City Council date
February 21, 2018	Alternative City Council date
March 1, 2018	Resolutions due in Austin

HCDD Support Criteria

Concerted Revitalization Area (CRA)

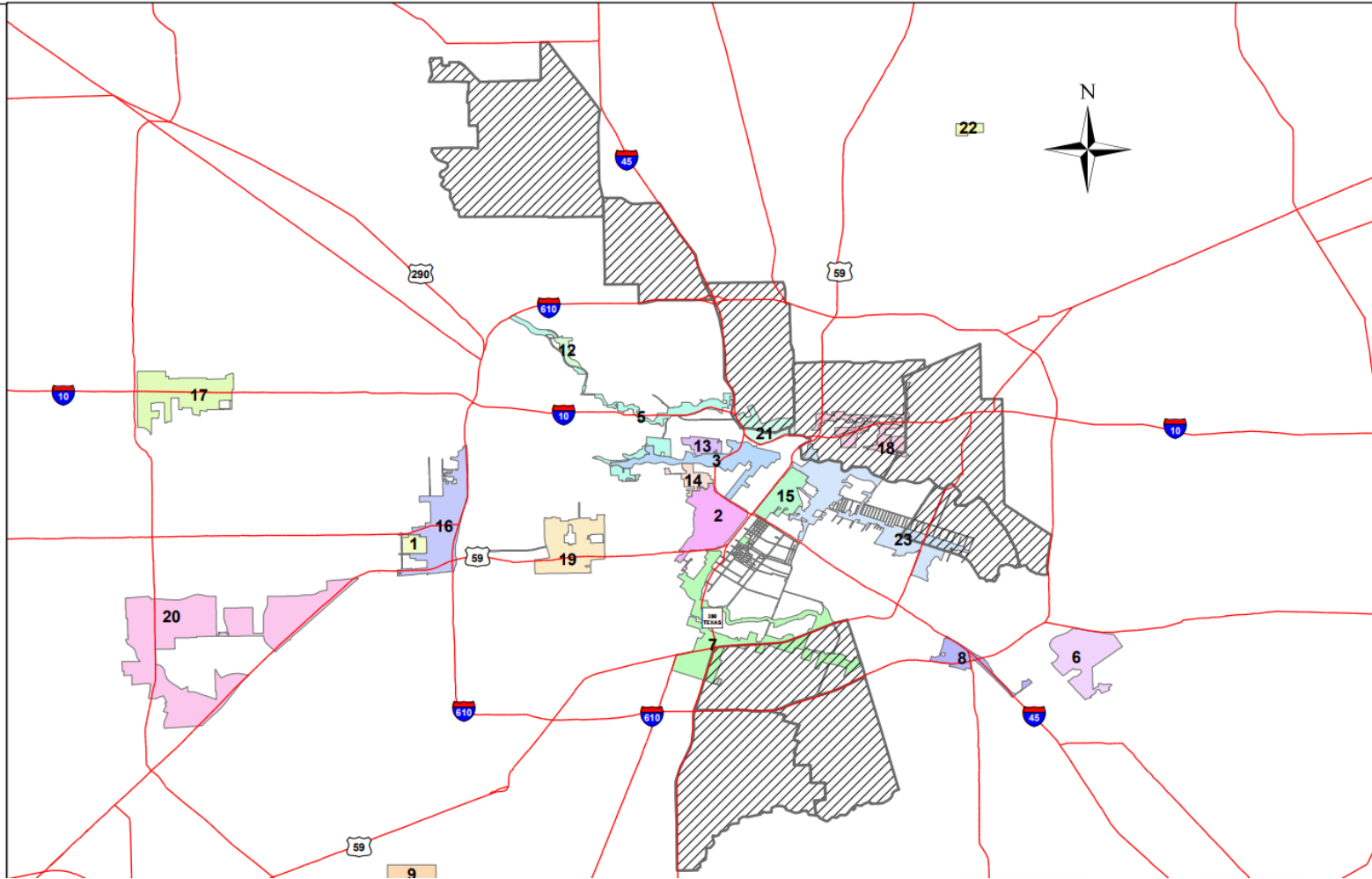
- **DR Round 2 Areas of Investment** - Areas developed after Hurricane Ike for Disaster Relief funding identified through a two-year process
- **Tax Increment Reinvestment Zones (TIRZ)**



Concerted Revitalization Areas (CRA) TIRZ and DR Round 2 Areas of Investment

Legend

-  Major Road
-  Areas of Investment
- TIRZ**
- SITE**
-  1 - St. George Place
-  2 - Midtown
-  3 - Market Square
-  4 - Village Enclaves
-  5 - Memorial Heights
-  6 - Eastside
-  7 - O.S.T./Almeda
-  8 - Gulfgate
-  9 - South Post Oak
-  10 - Lake Houston
-  11 - Geenspoint
-  12 - City Park
-  13 - Old Sixth Ward
-  14 - Fourth Ward
-  15 - East Downtown
-  16 - Uptown
-  17 - Memorial City
-  18 - Fifth Ward
-  19 - Upper Kirby
-  20 - Southwest Houston
-  21 - Hard/Near Northside
-  22 - Leland Woods
-  23 - Harrisburg



City of Houston Housing & Community Development Department



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Concerted Revitalization Areas (CRA)

**PRIORITY
RESOLUTION**

Developments contributing
most to concerted
revitalization efforts

**ADDITIONAL
POINTS**

Priority Resolution Section Criteria (for competing applications in same CRA)

- Development also receiving HCDD competitive funds (HOME, CDBG, TIRZ)
- Poverty concentration
- School ratings
- Access to public transportation
- Permanent Supportive Housing

HCDD Support Criteria

- Low poverty area
- Zoned to quality schools
- Permanent supportive housing
- Transit oriented developments
- Preservation of affordable housing



HCDD Scoring

Location

1. Within Houston city limits – 2 points
2. Within 4 miles of City Hall – 1 point
3. Complete Communities
 - Within the boundaries of a Complete Community – 2 points
 - Located within 1 mile of a Complete Community – 1 point
4. In a Concerted Revitalization Area – 2 points
5. Underserved Areas of Affordable Housing
 - No affordable housing within or surrounding census tracts – 2 points
 - No affordable housing within census tract – 1 point

HCDD Scoring

Service

Transportation

- Within ¼ mile of high frequency public transit stop – 2 points
- Within a ¼ mile of any public transit stop – 1 point

Reduced Poverty

- Census tract is less than 15% poverty – 2 points
- Census tract is less than 20% poverty – 1 point

School Performance

Elementary, middle and high schools ranking A or B (based on Children at Risk rankings) – 2 points each

HCDD Scoring

Community Support

Applicant sought, received and implemented views and recommendations from members of the community regarding the proposed development – **1 point**

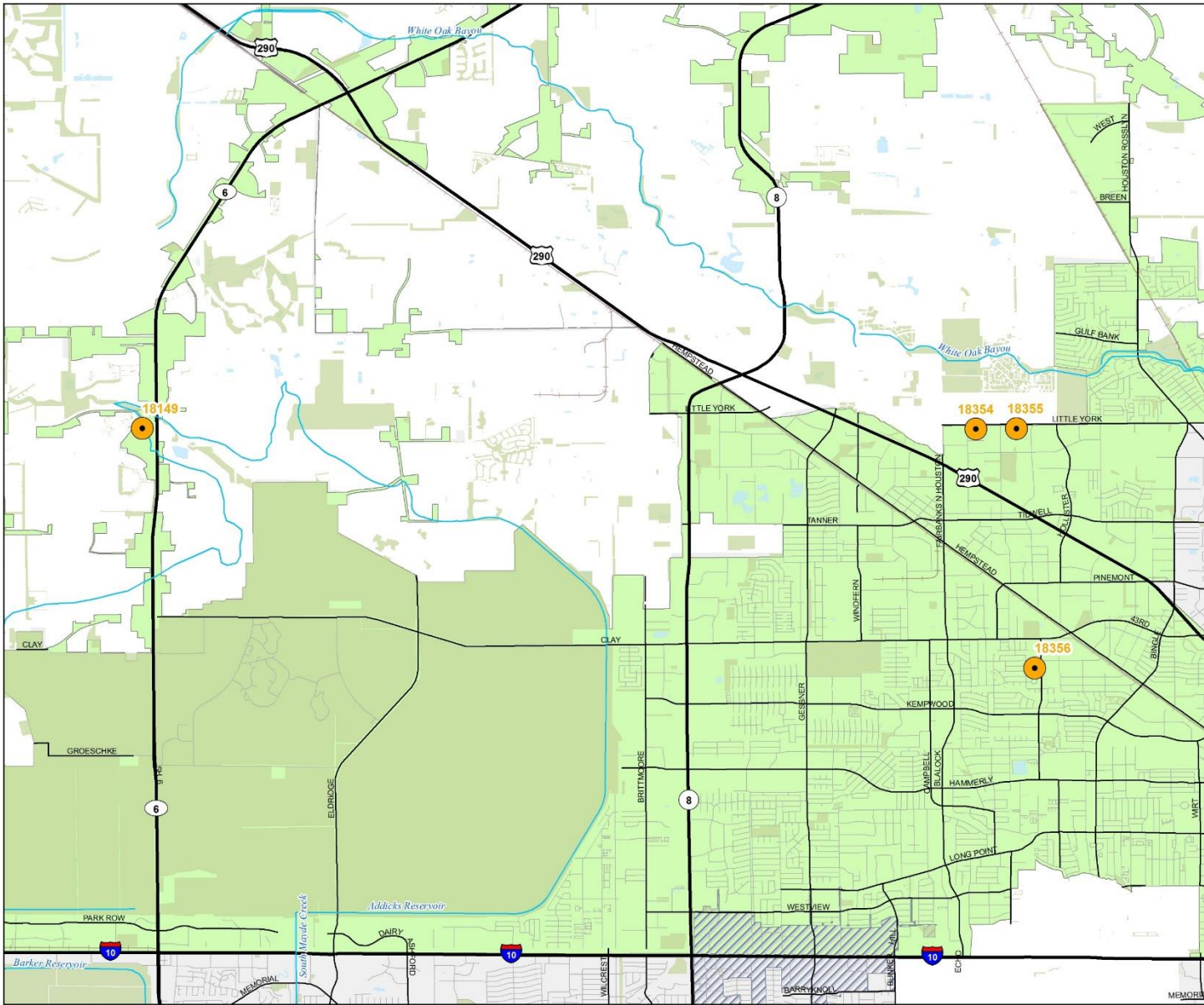


Applicants for Resolutions

- **31 Applications in the City of Houston**
 - District A – 4
 - District B – 4
 - District C – 1
 - District D – 6
 - District E – 1
 - District F – 1
 - District H – 5
 - District I – 4
 - District J – 1
 - District K - 4

- **7 Applications in the Extraterritorial Jurisdiction (ETJ) of the City of Houston**

Applicants for Resolutions



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- TIRZ
- Council Districts**
- A - BRENDA STARDIG

**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District A**

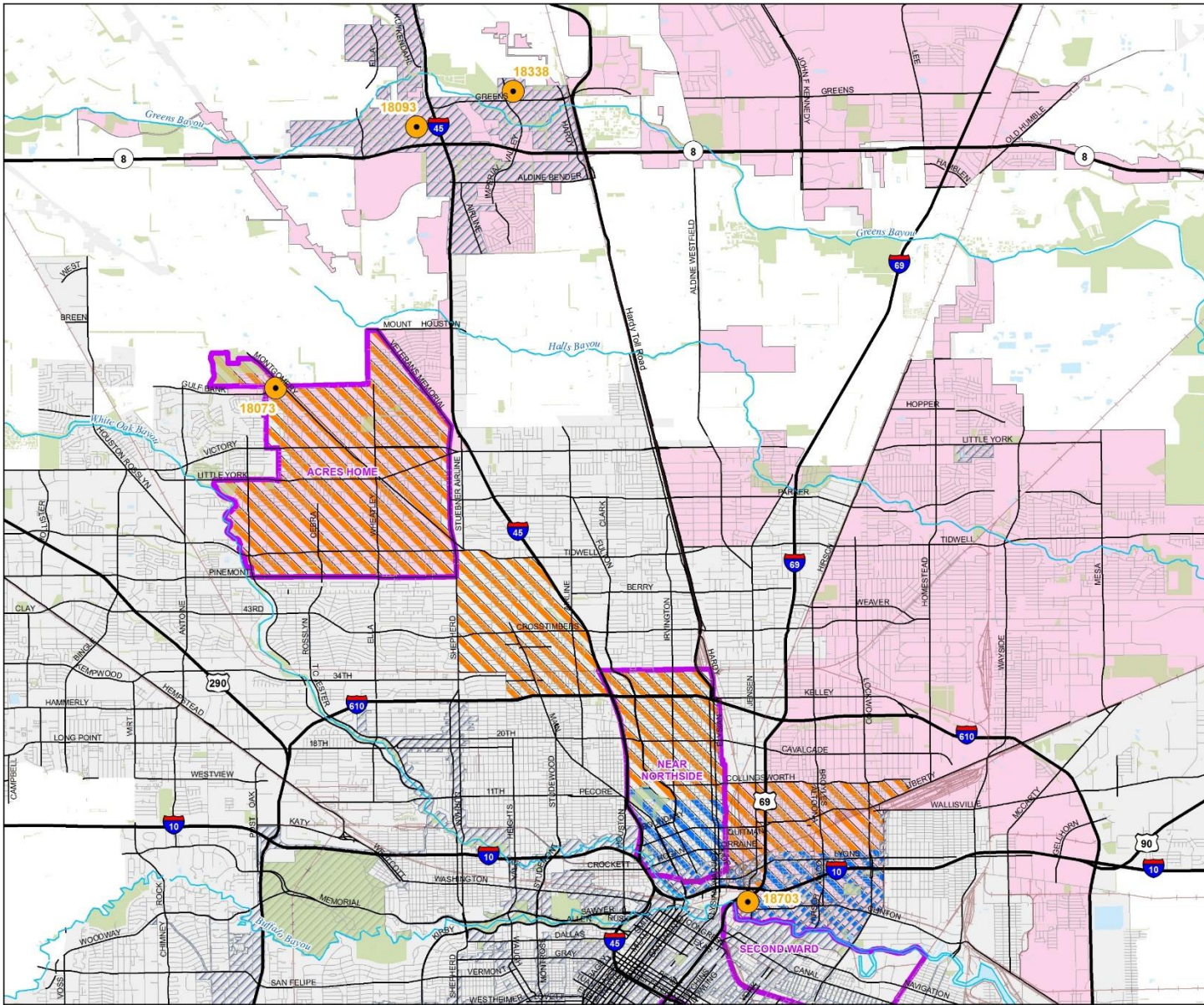
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Applicants for Resolutions



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- Complete Communities
- TIRZ
- CRA
- CRA Outreach

Council Districts

- B - JERRY DAVIS

**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District B**

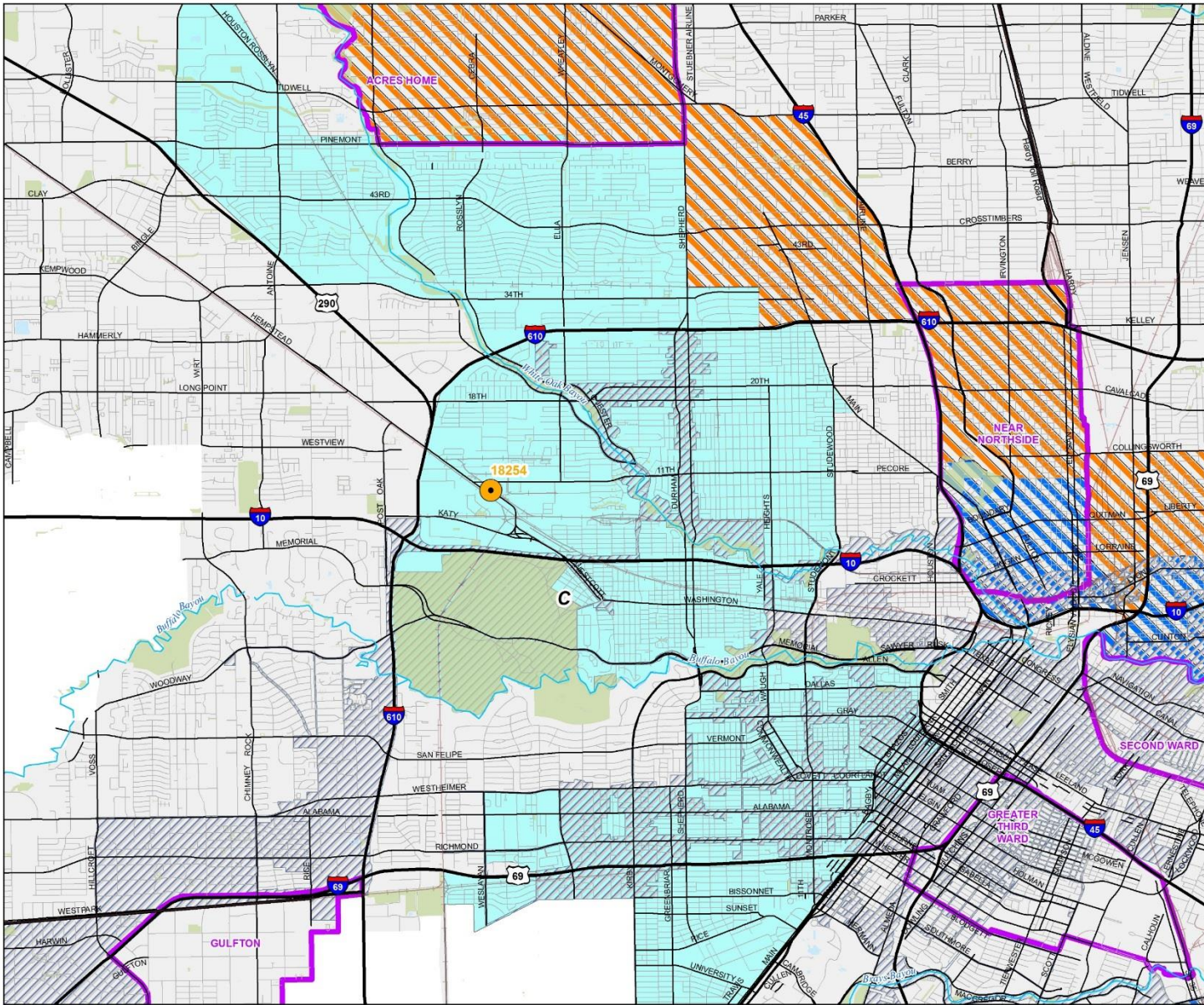
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Applicants for Resolutions



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- Complete Communities
- TIRZ
- CRA
- CRA Outreach

Council Districts

- C - ELLEN R COHEN

**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District C**

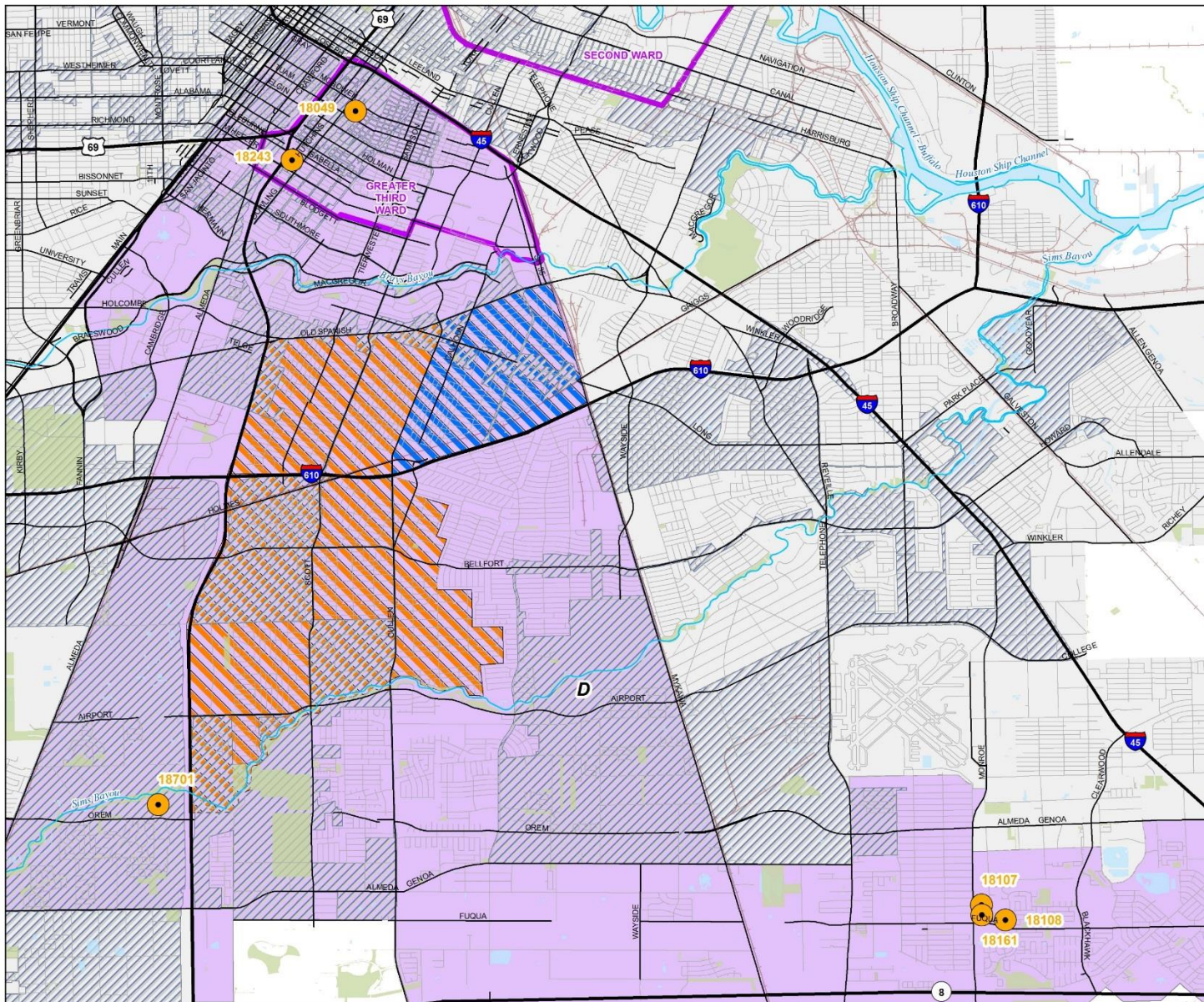
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Applicants for Resolutions



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- Complete Communities
- TIRZ
- CRA
- CRA Outreach
- Council Districts**
- D - DWIGHT BOYKINS

**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District D**

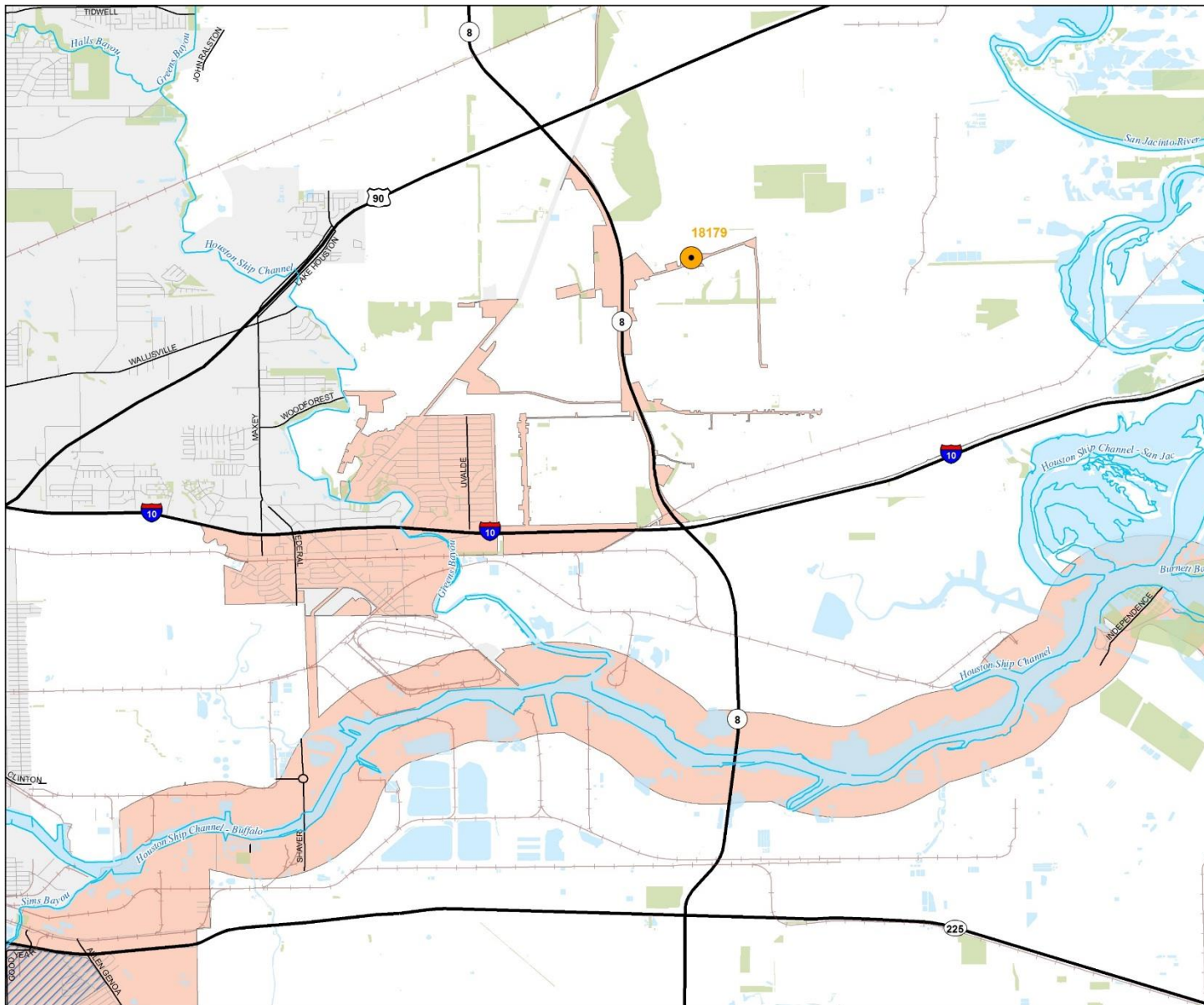
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Applicants for Resolutions



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- TIRZ

Council Districts

- E - DAVID MARTIN


**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District E**

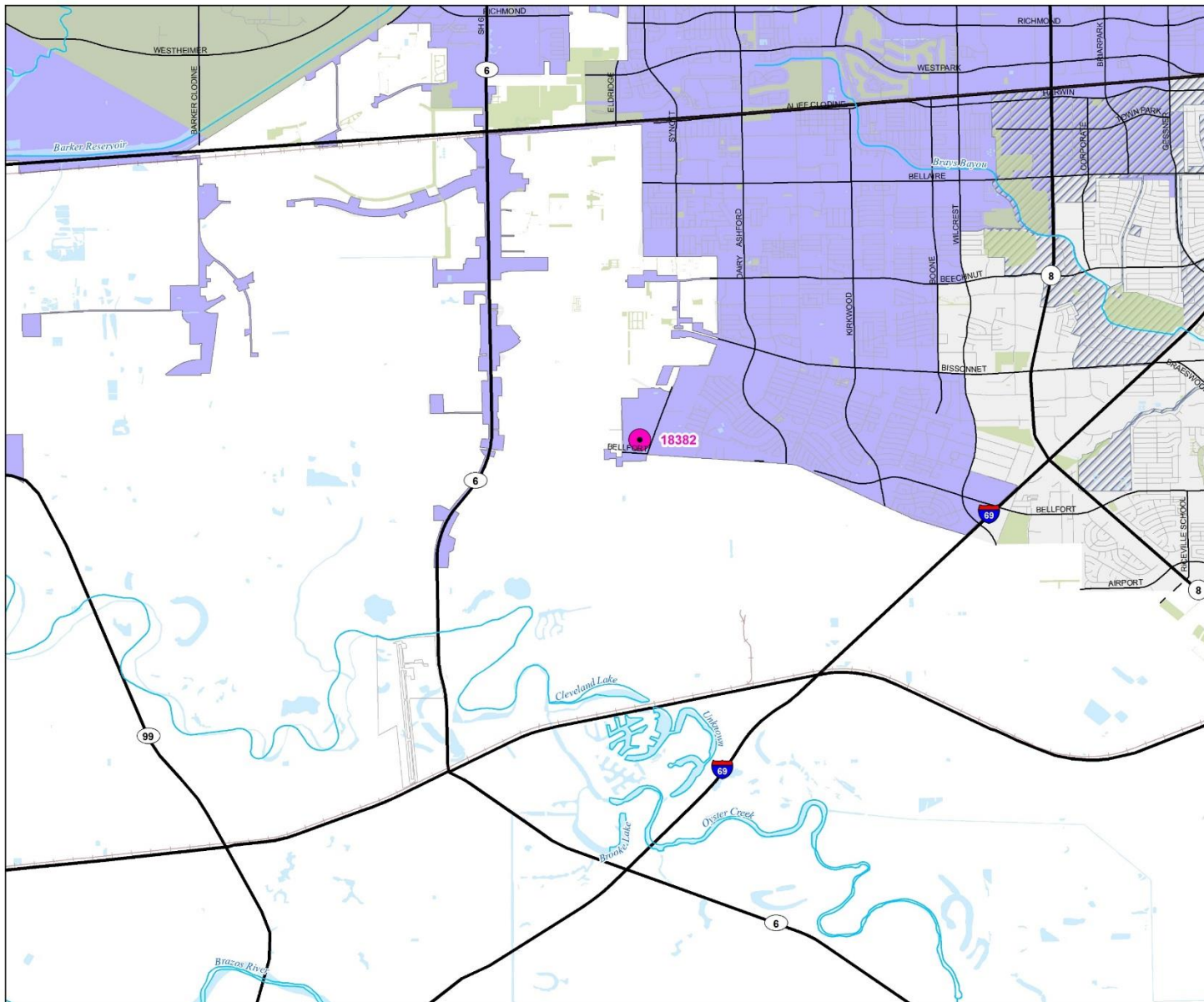
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Applicants for Resolutions



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- TIRZ

Council Districts

- F - STEVE LE


**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District F**

Data Sources: Housing & Community Development Department; and the City of Houston GIS

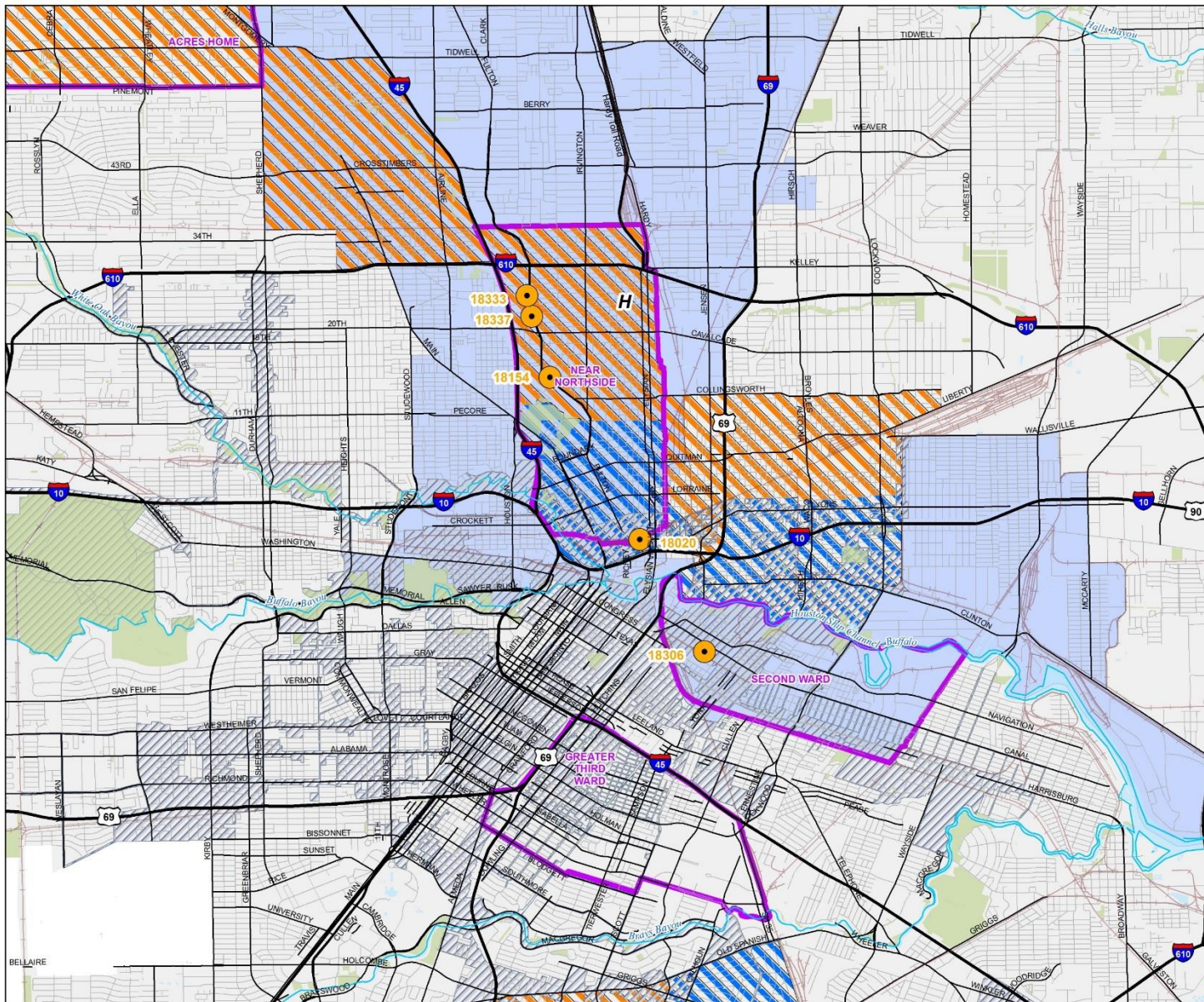
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Applicants for Resolutions

District H



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- Complete Communities
- TIRZ
- CRA
- CRA Outreach
- Council Districts**
- H - KARLA CISNEROS

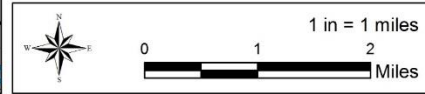
**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District H**

Data Sources: Housing & Community Development Department; and the City of Houston GIS

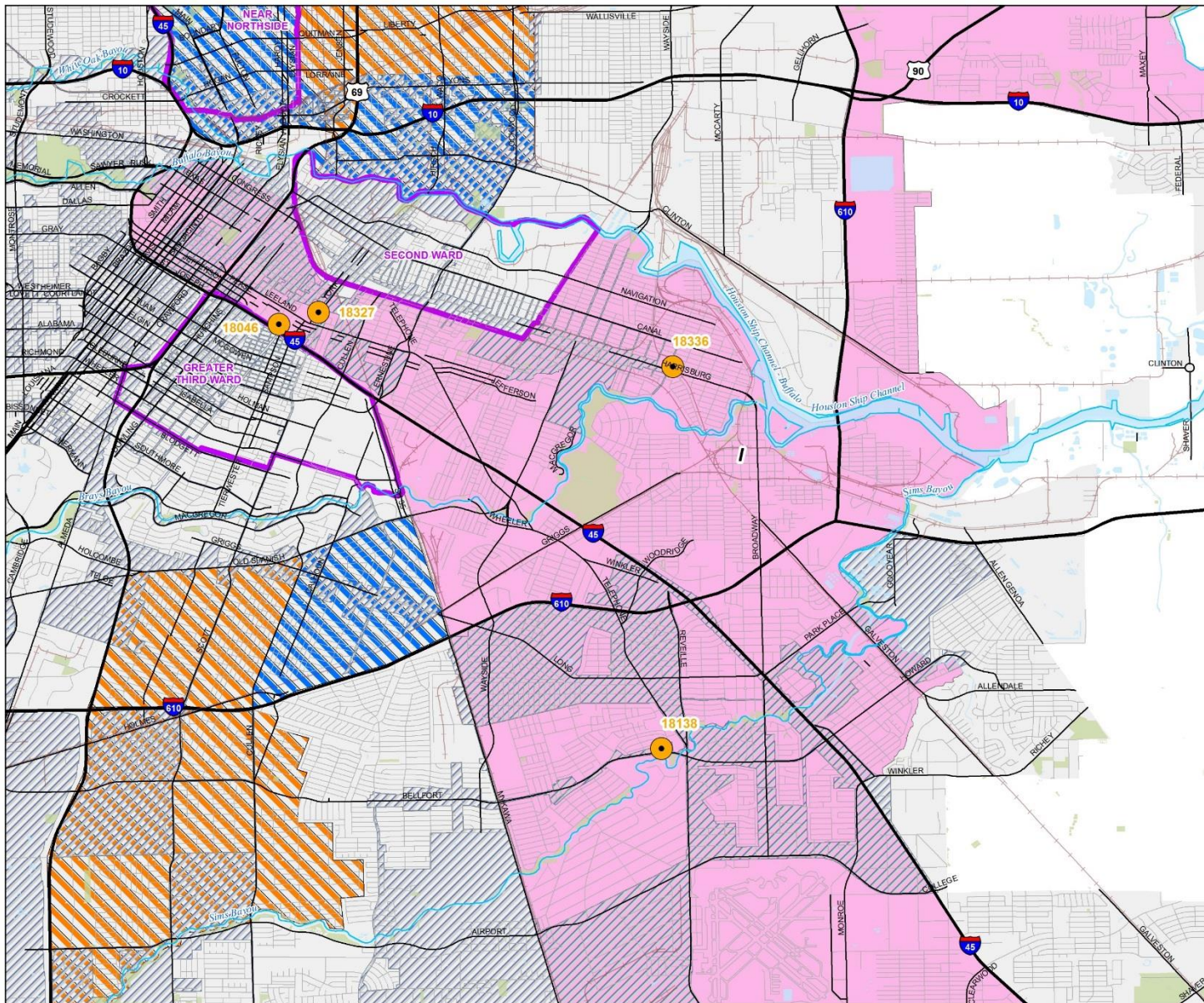
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Applicants for Resolutions

District I



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- Complete Communities
- TIRZ
- CRA
- CRA Outreach
- Council Districts**
- I - ROBERT GALLEGOS

**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District I**

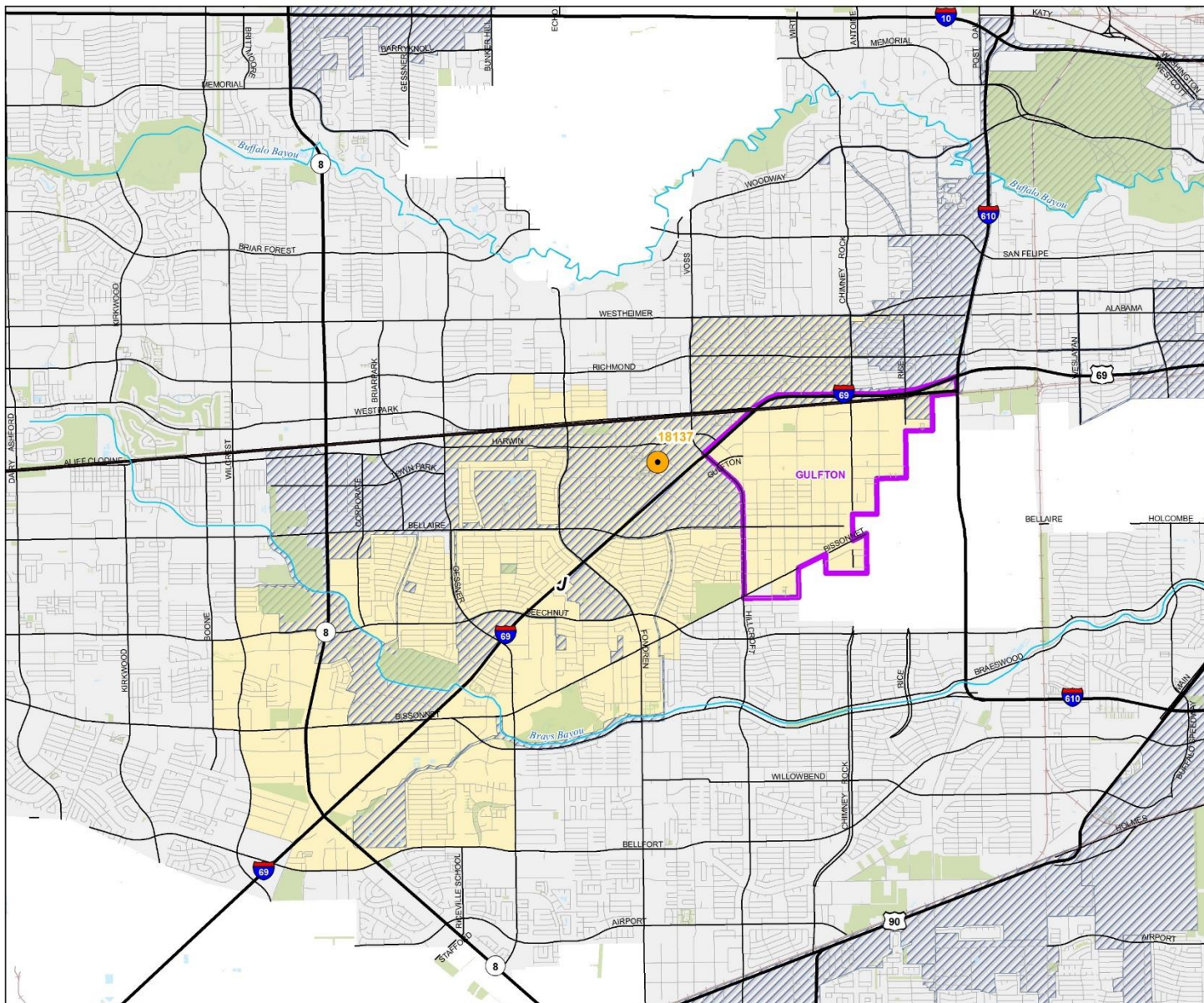
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Applicants for Resolutions



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants
- Complete Communities
- TIRZ

Council Districts

- J - MIKE LASTER


**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District J**

Data Sources: Housing & Community Development Department; and the City of Houston GIS

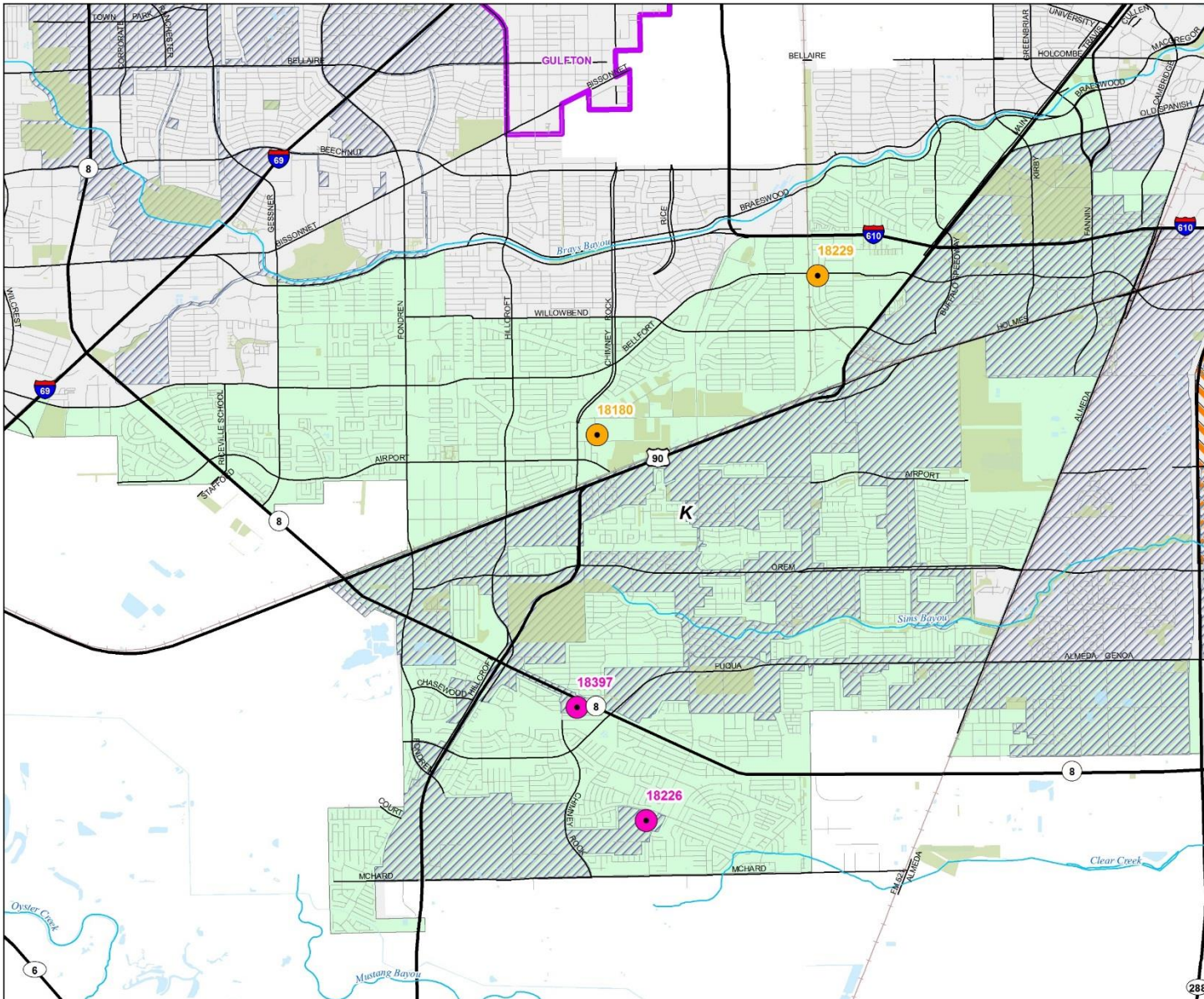
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Applicants for Resolutions

District K



Legend

- Major Rivers
- Railroads
- Freeways
- Primary Roads
- Secondary Roads
- City Park
- Water Features
- City of Houston
- 9% HTC Applicants (Orange circle)
- 9% HTC Applicants (Pink circle)
- Complete Communities (Purple outline)
- TIRZ (Hatched pattern)
- CRA Outreach (Diagonal lines)

Council Districts

- K - LARRY GREEN (Light green fill)


**City of Houston
Housing & Community Development
Department**

**9% LIHTC Resolutions
Council District K**

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Housing & Community Affairs Committee Director's Report

January 31, 2018



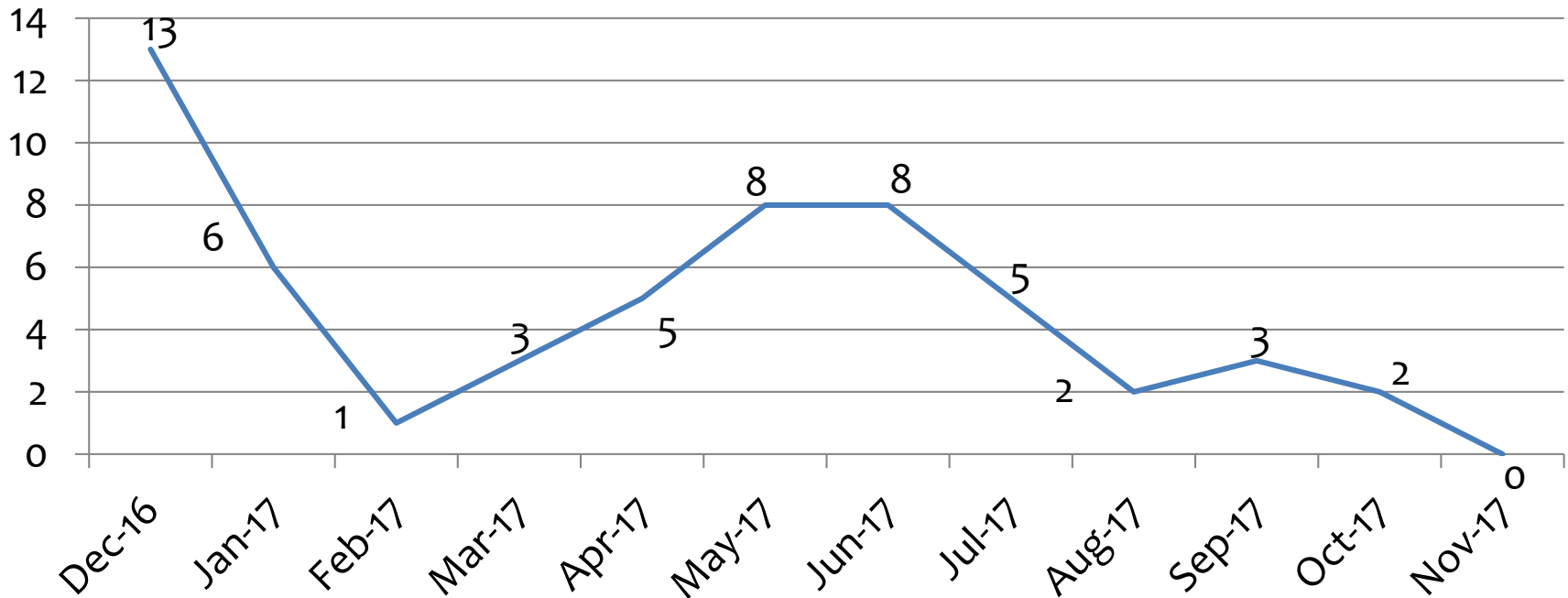
Sylvester Turner, Mayor



Tom McCasland, Director

Disaster Recovery Program Round 2

Total Homes Completed in Past 12 Months: 56

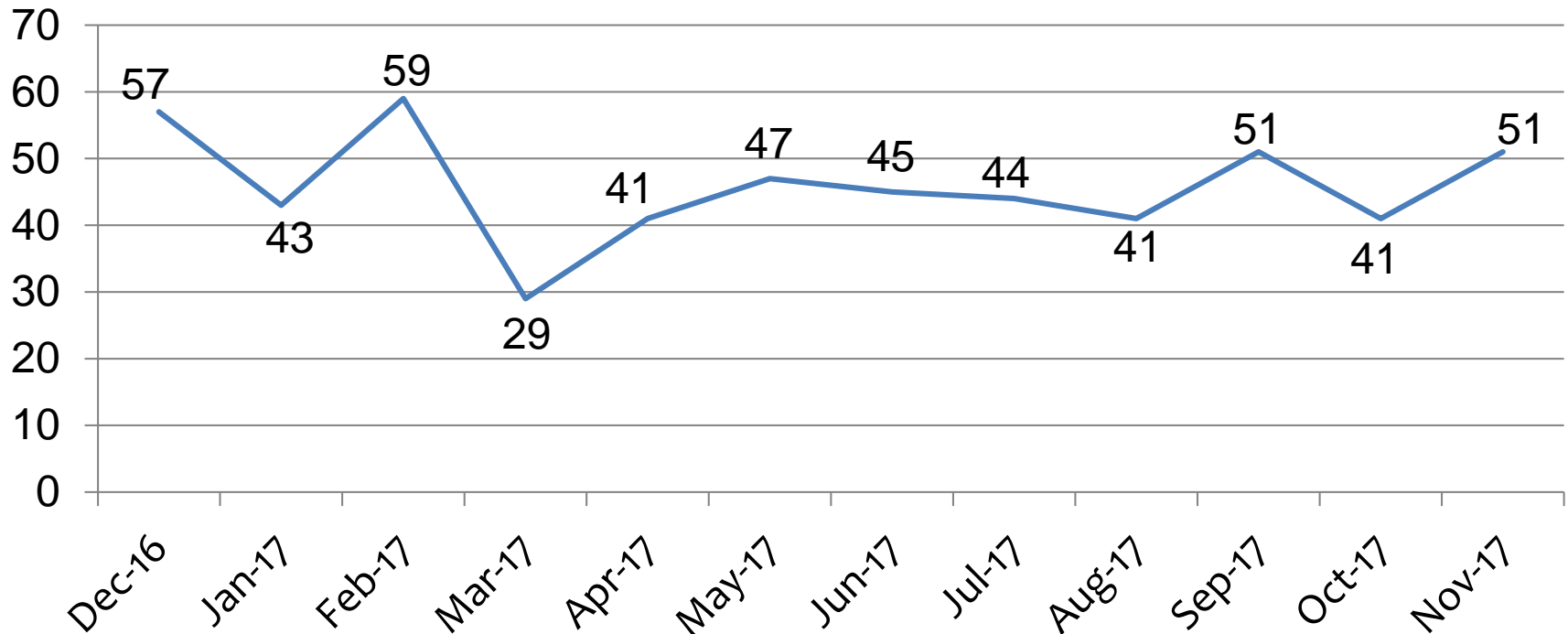


Expenditures: \$7,641,707

Admin & Project Delivery: \$1,784,075 (23.3%)

Blue Tarp & Home Repair Program

Total Homes Served in Past 12 Months: 549



Total Cost of Repairs: \$5,411,684

Total Admin: \$458,770 (8.5%)

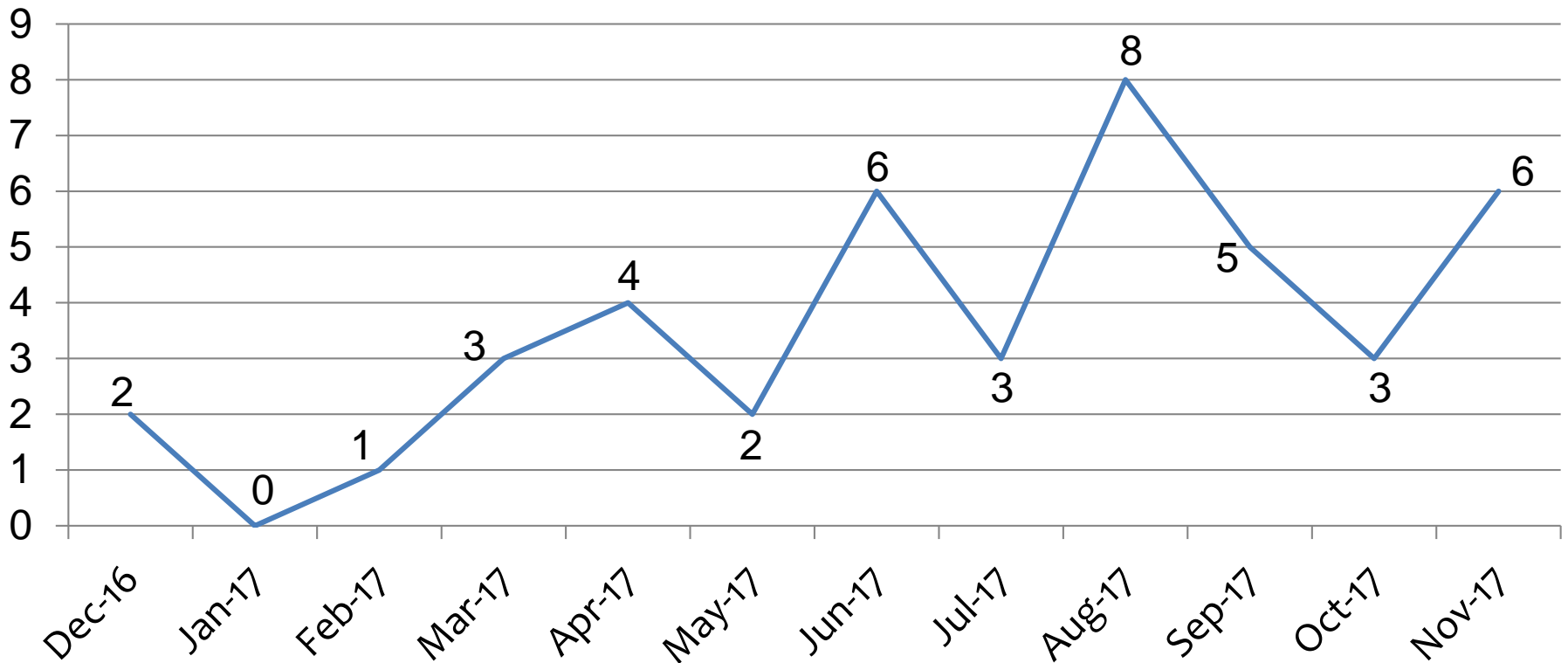
SINGLE FAMILY HOUSING RECOVERY TIMELINE

(as of 1/26/2018)

Single Family Program	Est. Total	Apps Under Review	Apps Approved	Under Construction	Completed
Blue Tarp	1500	0	834	38	272
DR Round 2	322	0	0	3	313
HRP (Tier 1)	1000	11	0	0	0
HRP (Tier 2)	2300	173	13	0	1
HRP (Tier 3)	2000	3	0	0	0
2015 Floods	236	9	0	0	0
TOTALS	7358	196	847	41	586

Homebuyer Assistance Program

Total Homeowners Assisted in Past 12 Months: 43

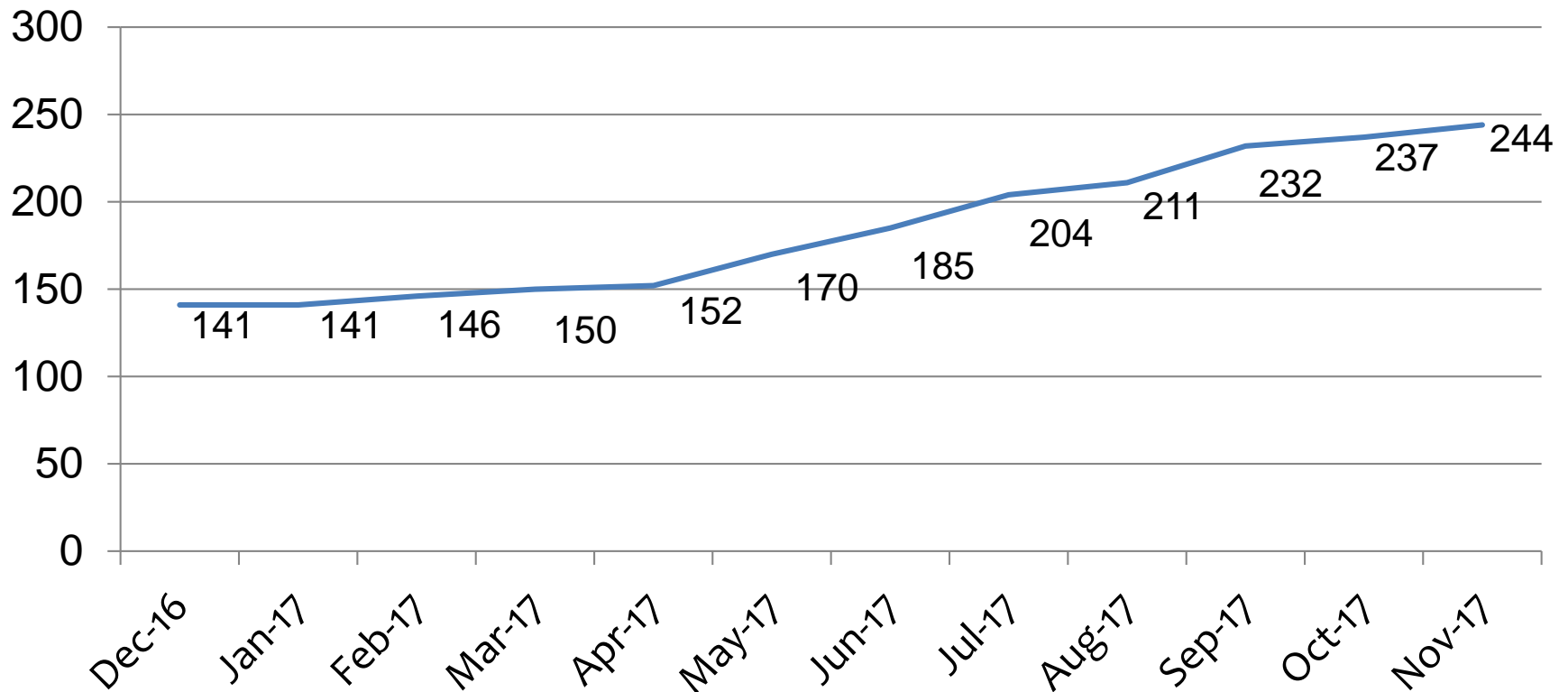


Total Expenditures to Date: \$1,171,936

Total Admin: \$312,967 (26.7%)

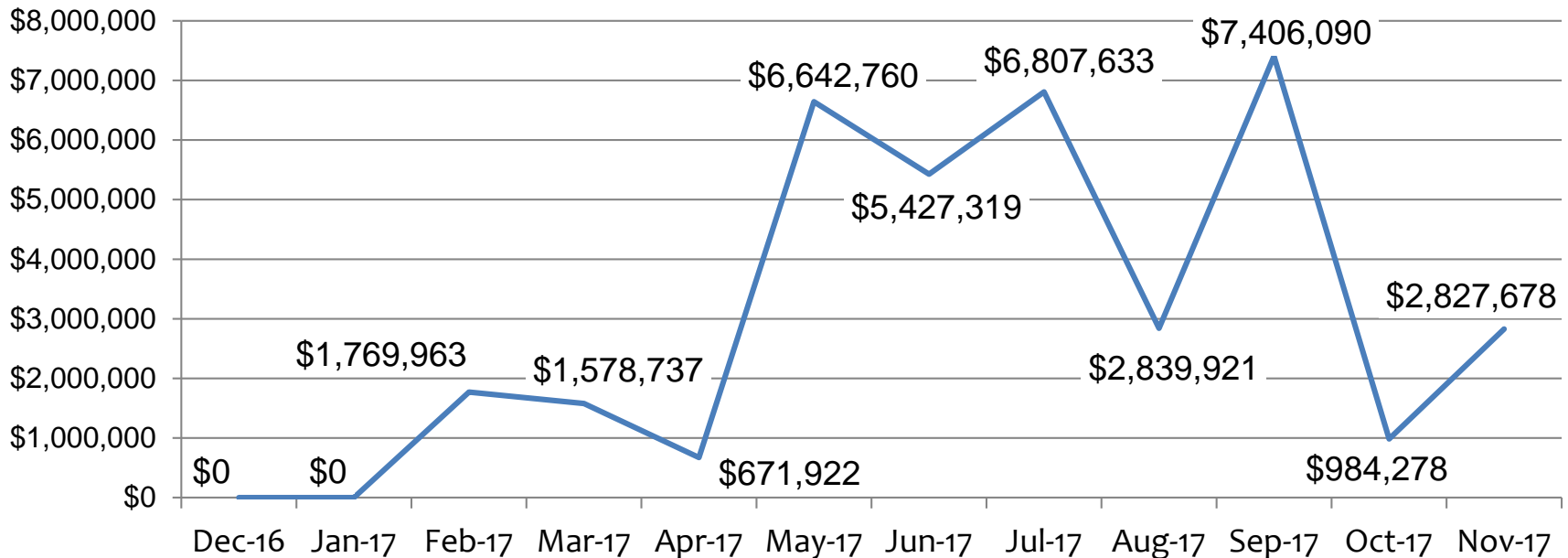
Multifamily Housing Programs

Housing Units Per Month



Multifamily Housing Programs

Expenditures Per Month

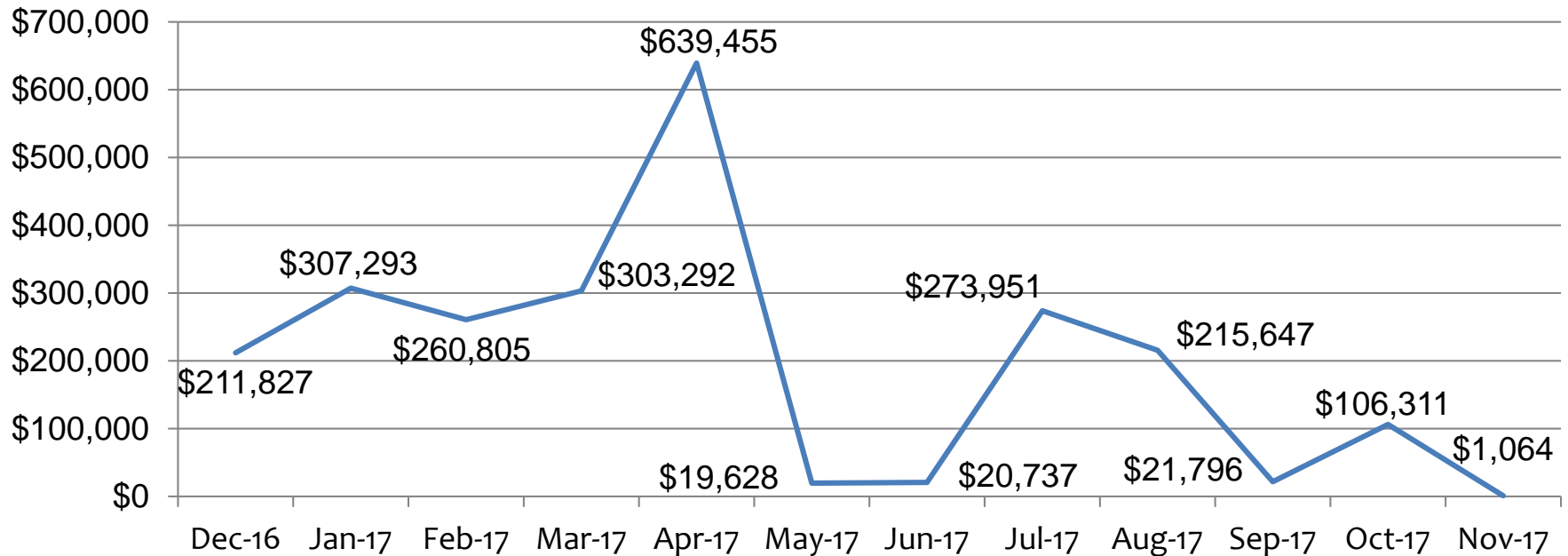


Total Expenditures: \$37,781,732

Total Admin & Project Delivery: \$1,082,082 (2.8%)

Public Facilities

Program Expenditures by Month



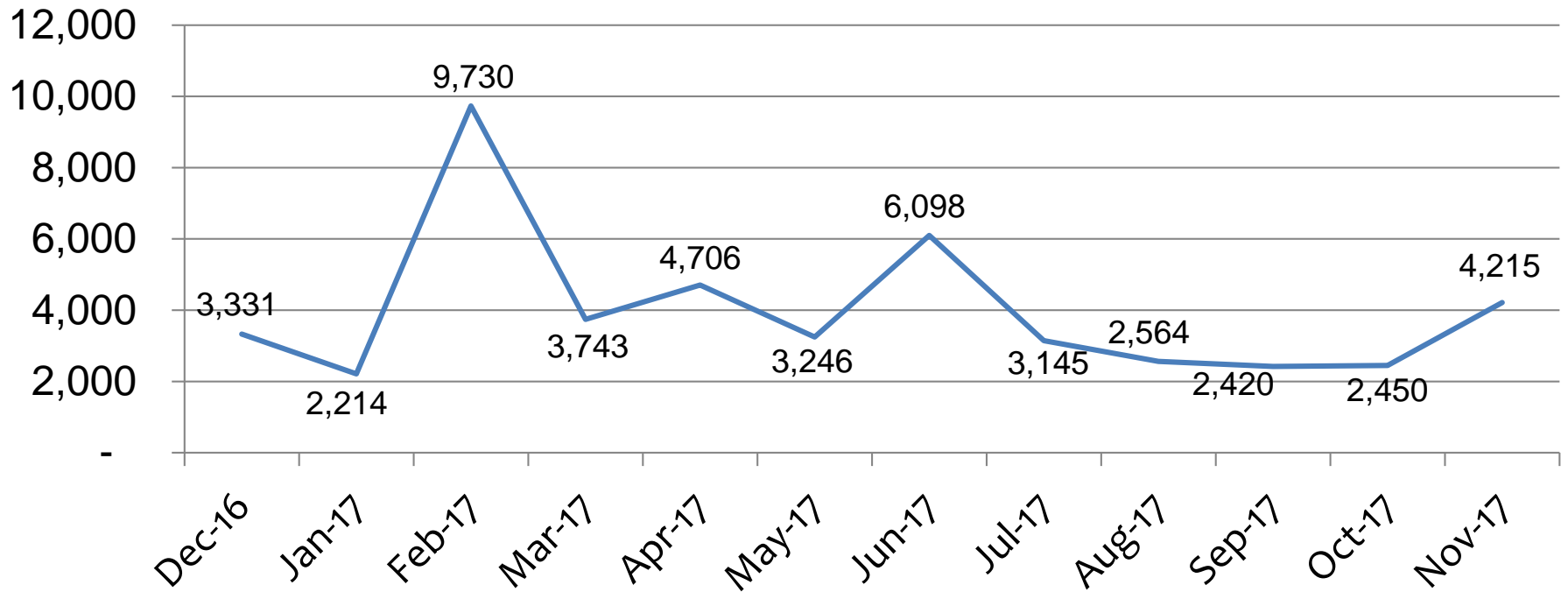
Total Expenditures: \$3,237,824

Current Projects: 25

Total Admin & Project Delivery: \$819,186 (25.3%)

Public Services

Number of Clients Served by Month



Total Expenditures: \$19,632,199

Total Admin: \$655,147 (3.3%)

THANK YOU



CITY OF HOUSTON
HOUSING AND
COMMUNITY
DEVELOPMENT

HOUSTONHOUSING.ORG