

# Housing & Community Affairs Committee

May 15, 2018



Sylvester Turner, Mayor



Tom McCasland, Director

# Item II.a.: The Recenter Hope Harbor (District D)



- Hope Harbor will provide **62 LMI individuals** recovering from substance abuse with housing, educational, vocational, mental and physical health services, counseling and more

# Item II.a.: The Recenter Hope Harbor (District D)

- \$3,394,207.00 of Affordable Housing bonds and \$605,793.00 in TIRZ funds (totaling \$4,000,000.00) for the new construction of a 50,573 square-foot (SF) supportive housing facility

Sources		Uses	
Harris County - CDBG-DR / HOME	\$13,202,371.93	Acquisition	\$617,364.52
Affordable Housing Bonds	\$3,394,207.00	Hard Costs	\$16,745,002.00
TIRZ	\$605,793.00	Soft Cost	\$3,014,054.00
Recenter	\$127,123.19	NMTC Fees and Closing	\$1,187,637.00
NMTC	\$4,234,562.40		
<b>Total</b>	<b>\$21,564,057.52</b>	<b>Total</b>	<b>\$21,564,057.52</b>

# Item II.b.: Avenue Center Community Hub (District H)

- Construction of Avenue Center, a **31,016 square-foot (SF)** community services hub in the Near Northside serving approximately **18,465 LMI persons**



# Item II.b.: Avenue Center Community Hub (District H)

- **Avenue Center** will provide homebuyer education classes, resident leadership development, a health care clinic, early childhood development and high school drop-out prevention programs, and spaces for partner agencies
- A total of **\$6,000,000.00** in funding consisting of **Economic Development Initiative (EDI)** funds and a **Section 108 loan**

Category	Contract Amount	Percent
COH EDI Grant	\$4,500,000.00	75%
COH Section 108 Loan	\$1,500,000.00	25%

# Item II.b.: Avenue Center Community Hub (District H)

Sources	Amount	Uses	Amount
Avenue (equity investment)	\$1,619,563.00	Land	\$1,619,563.00
COH HCDD (EDI Grant)	\$4,500,000.00	Hard Costs	\$6,680,744.00
COH HCDD (Section 108)	\$1,500,000.00		
Capital Campaign	\$2,787,881.00	Soft Costs	\$1,578,160.00
		Furnishings, Fixtures, Equipment	\$410,000.00
		Financing Cost	\$39,250.00
		Reserves	\$79,727.00
<b>Total</b>	<b>\$10,407,444.00</b>	<b>Total</b>	<b>\$10,407,444.00</b>

# Item III.a.: New Home Development Program (All Districts)

- New Home Development Program **guidelines**
- Master Contractor Agreement
- A **Tri-Party Agreement** between the City, a contractor, and the Houston Land Bank (or a qualifying homeowner who has exchanged his/her lot for one owned by HLB)
- Allocation of **\$6,665,326.00** of **CDBG** funds and **\$19,184,196.04** in **TIRZ** funds totaling **\$25,849,522.00**

Category	Contract Amount	Percent
CDBG Funds	\$6,665,326.00	25.7%
TIRZ Funds	\$19,184,196.00	74.3%

# Item III.c.: HHFC Housing Corporation (All Districts)

- A contract between the City of Houston and the HHFC Housing Corporation granting **\$1,000,000.00 in TIRZ (2409)** funds
- For startup operations, management, homeownership and land stewardship for the Houston Community Land Trust (HCLT)
- HCLT incorporated on May 2, 2018 to preserve home affordability, prevent displacement, increase economic diversity and housing choice in Houston
- HCLT Conference at Texas Southern University June 7



# Item IV.: Pleasant Hill Village Limited Scope Rehabilitation (District B)

- **Increasing** the original \$2,000,000.00 funding amount to **\$3,017,000.00** and **converting** all funding from **CDBG to TIRZ Funds**
- Rehabilitation will address **critical health and safety** repairs including HVAC, roof replacement, interior/exterior repairs, and electrical upgrades
- Pleasant Hill Village is a **165-unit apartment complex** serving seniors with incomes at 60% of the Area's Median Income (AMI)

Sources & Uses			
Sources:		Uses:	
City of Houston Request (TIRZ)	\$3,017,201.06	Soft Cost	\$348,336.00
TIRZ 18	\$250,000.00	Hard Cost	\$3,228,865.06
Owners Contribution	\$310,000.00		
<b>Total Source of Funds:</b>	<b>\$3,577,201.00</b>	<b>Total Project Cost:</b>	<b>\$3,577,201.00</b>

# Housing & Community Affairs Committee Director's Report

May 15, 2018



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# Disaster Recovery Action Plan



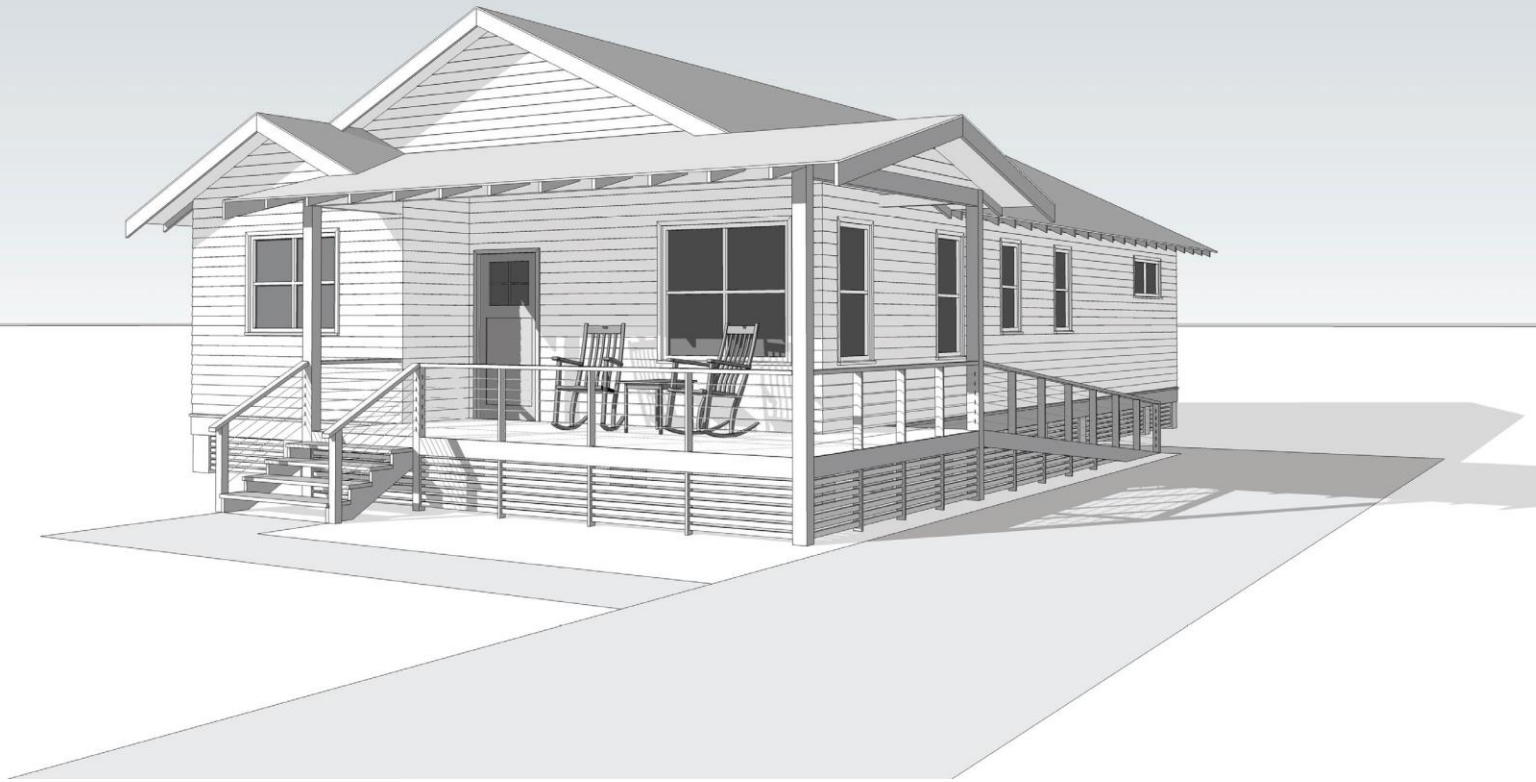
# Disaster Recovery Action Plan Amendment

- Of the \$5 billion in housing recovery funds slated for Texas, Houston will control \$1.15 billion
- An additional \$5 billion has been appropriated to Texas for “mitigation.”
- The first step to access this funding is to submit an amendment to the GLO’s Action Plan targeting LMI persons
- The amendment must be approved by GLO and HUD before a sub-grant agreement is signed with GLO

# Disaster Recovery Action Plan Amendment

- HCDD is drafting an amendment now with community feedback from public hearings and a survey  
<https://www.surveymonkey.com/r/7XQ26LW>
- We are looking for council members to co-host public hearings over the next few weeks
- We expect to begin accepting applications for long-term recovery programs by late summer

# RFP for Community Housing Development Organizations (CHDO) - (All Districts)



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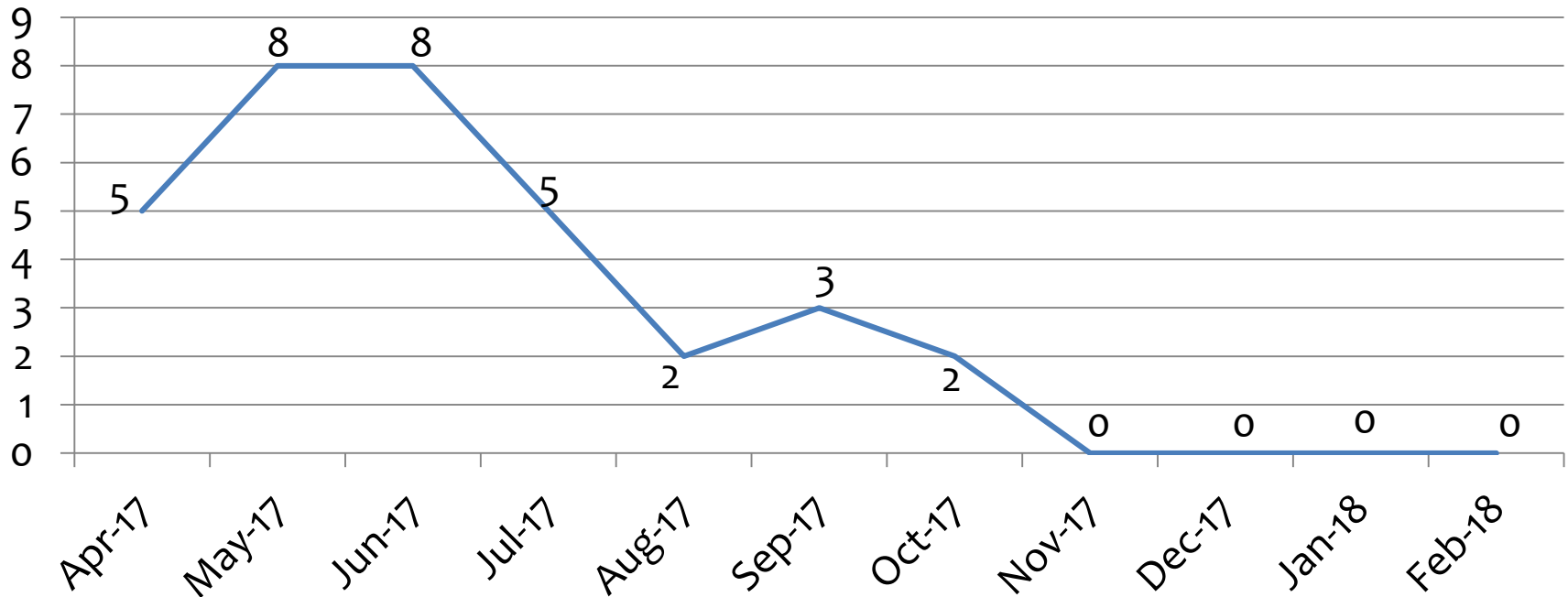
Affordable Single-Family Construction on 20 available LARA/HLB lots in Complete Communities featuring:

- Elevated pier and beam construction with attached garages
- Energy Star appliances and added value features
- Targeting homebuyers at or below 80% AMI

	Description	Build Cost	Developer Fee	Total Cost
Design A	3 BR/2 BA; 1,400 SF	\$150,000.00	\$22,500.00	\$172,500.00
Design B	4 BR/2.5 BA; 1,700 SF	\$180,000.00	\$27,075.00	\$207,575.00

# Disaster Recovery Program Round 2

**Total Homes Completed in Past 12 Months: 33**



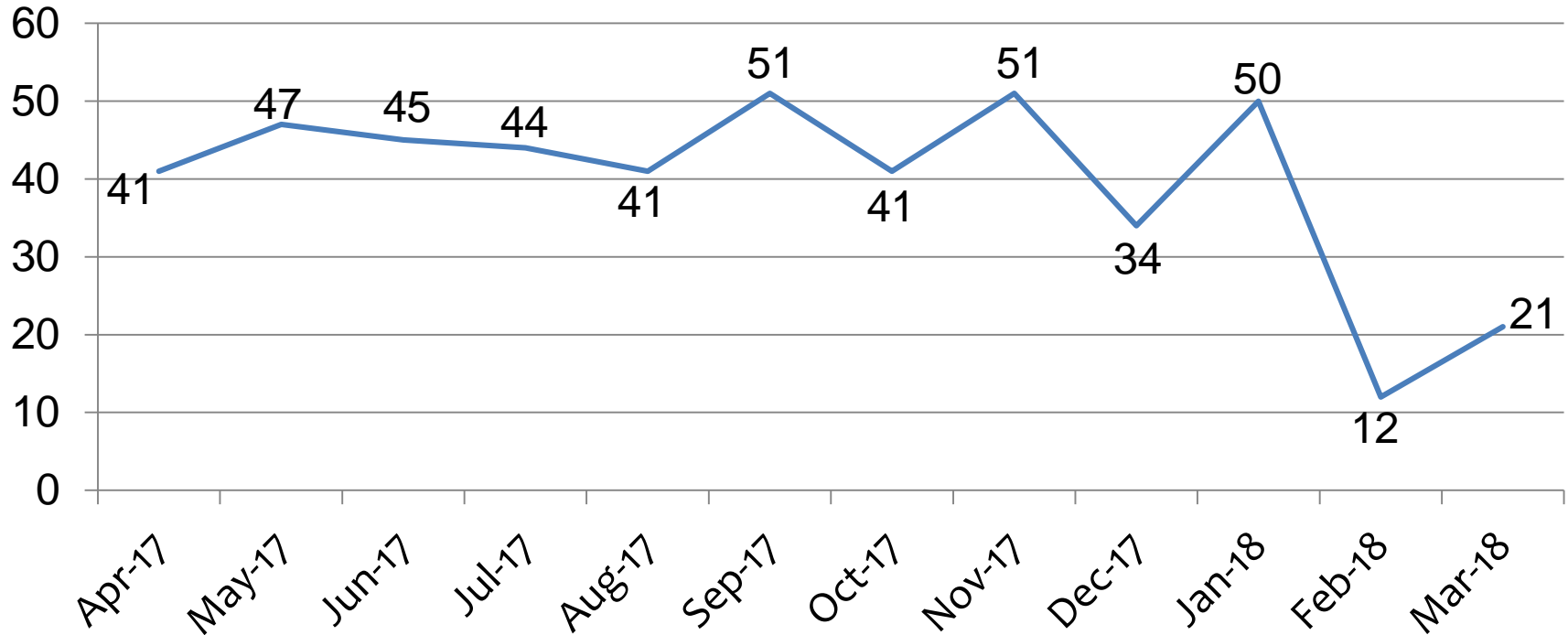
**Expenditures: \$6,930,778.80**

**Admin & Project Delivery: \$1,283,883.89 (18.5%)**



# Blue Tarp & Home Repair Program

**Total Homes Served in Past 12 Months: 478**



**Total Cost of Repairs: \$4,576,294.12**

**Total Admin: \$372,230.61 (8.1%)**

# HOUSING RECOVERY – SINGLE FAMILY

PROGRAM	GOAL	APPS RECEIVED	UNDER REVIEW	INELIGIBLE/ DECLINED	COMPLETED APPS	APPROVED APPS	UNDER CONSTRUCTION	COMPLETED
BLUE TARP	1,500	0	0	0	0	762	1	761
DR2	322	0	0	0	0	3	6	313
HRP – TIER 1 MINOR REPAIRS	1,000	188	11	0	0	0	20	4
HRP – TIER 2 SUBSTANTIAL REPAIRS	2,300	341	160	4	2	31	5	1
HRP – TIER 3 RECONSTRUCTION	2,000	221	37	5	19	14	0	0
2015 STORM DAMAGE	236	34	12	21	1	0	0	0
<b>TOTALS</b>	<b>7,358</b>	<b>784</b>	<b>220</b>	<b>30</b>	<b>22</b>	<b>810</b>	<b>32</b>	<b>1079</b>

PROGRAM	GOAL	INSPECTIONS COMPLETED	DETERMINED ELIGIBLE	PENDING FEMA WORK ORDER	PENDING HAP*	PENDING NTP*	UNDER CONSTRUCTION	COMPLETED
DALHR	400	333	321	41	100	66	12	0

\*HAP: Homeowners Agreement to Proceed

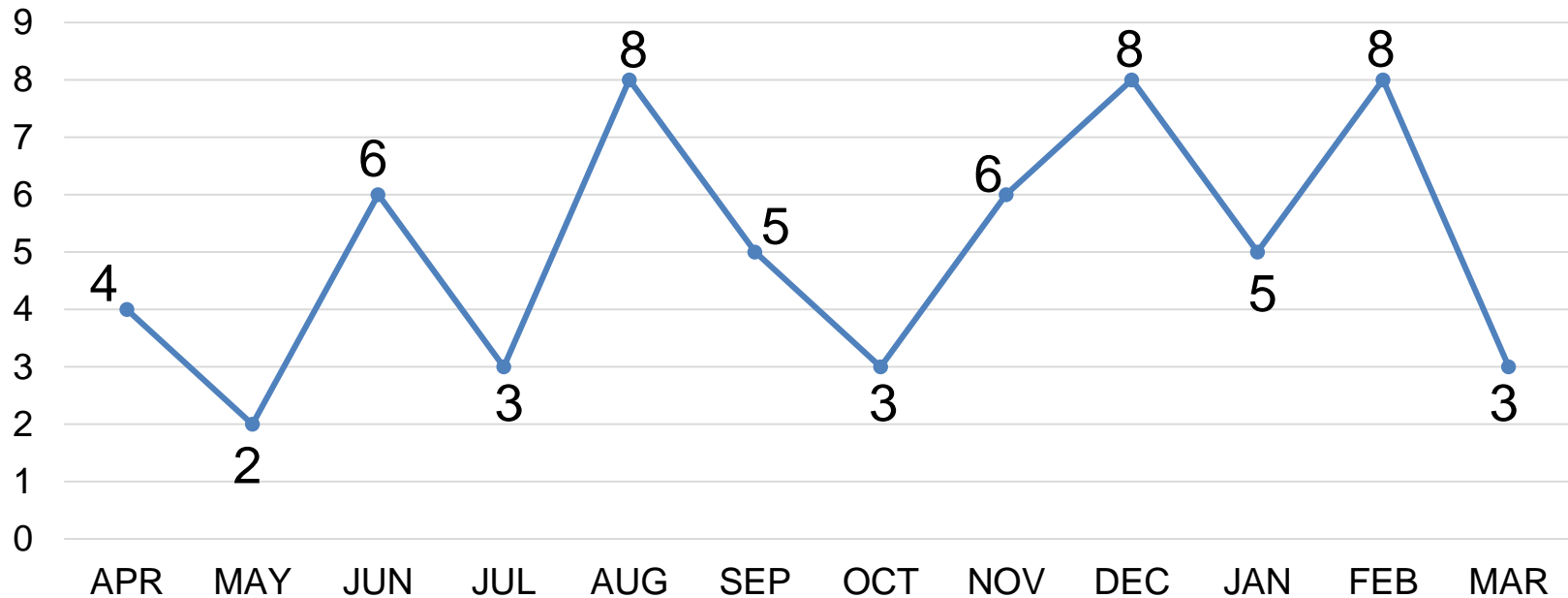
\*NTP: Notice to Proceed

Last updated: 4/12/18



# Homebuyer Assistance Program

## Total Homebuyers Assisted 2017 - 2018



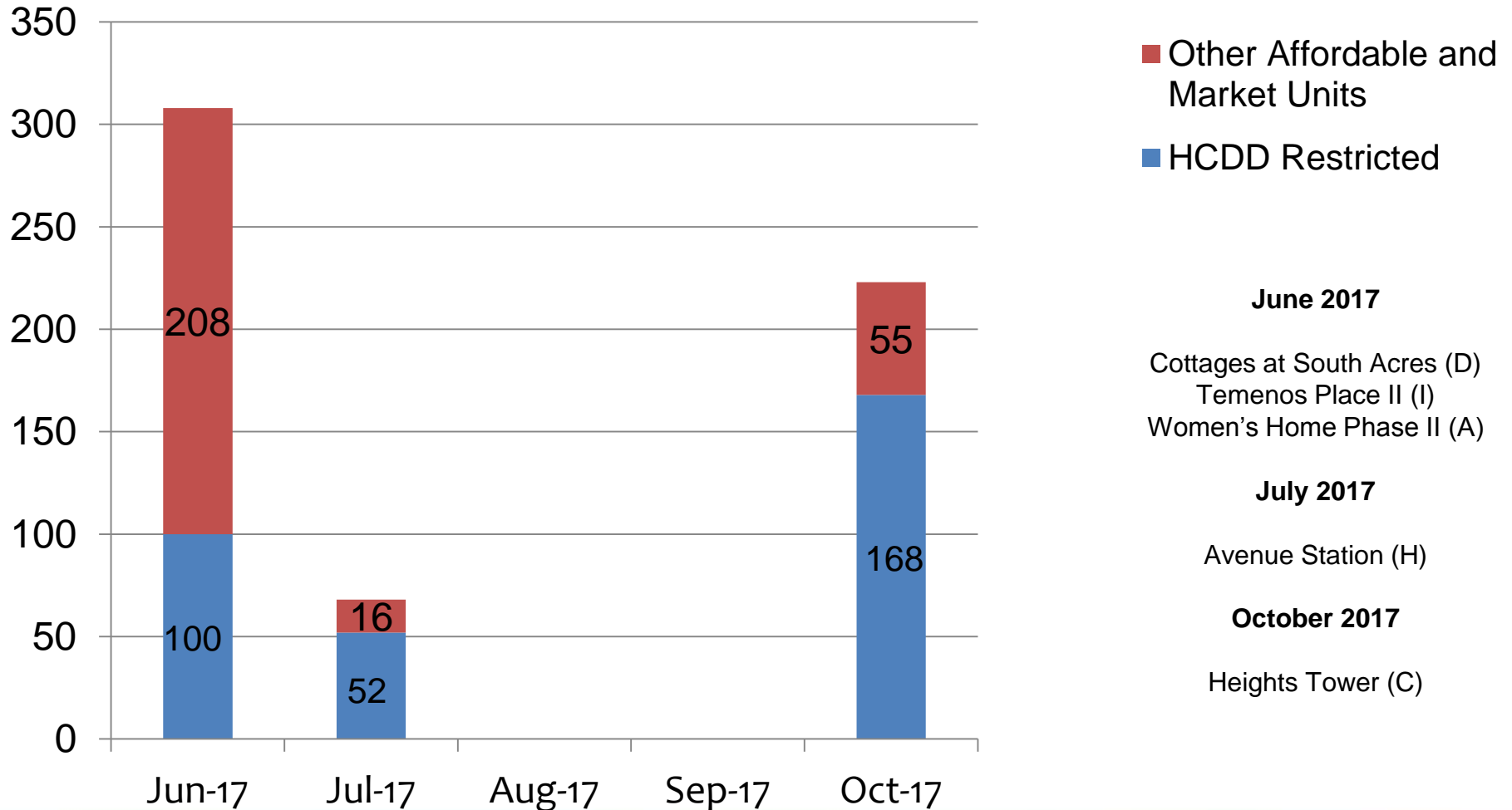
61 Homebuyers Assisted

2017-2018 Expenditures: \$1,460,330.58

Total Admin: \$330,330.58 (22.6%)

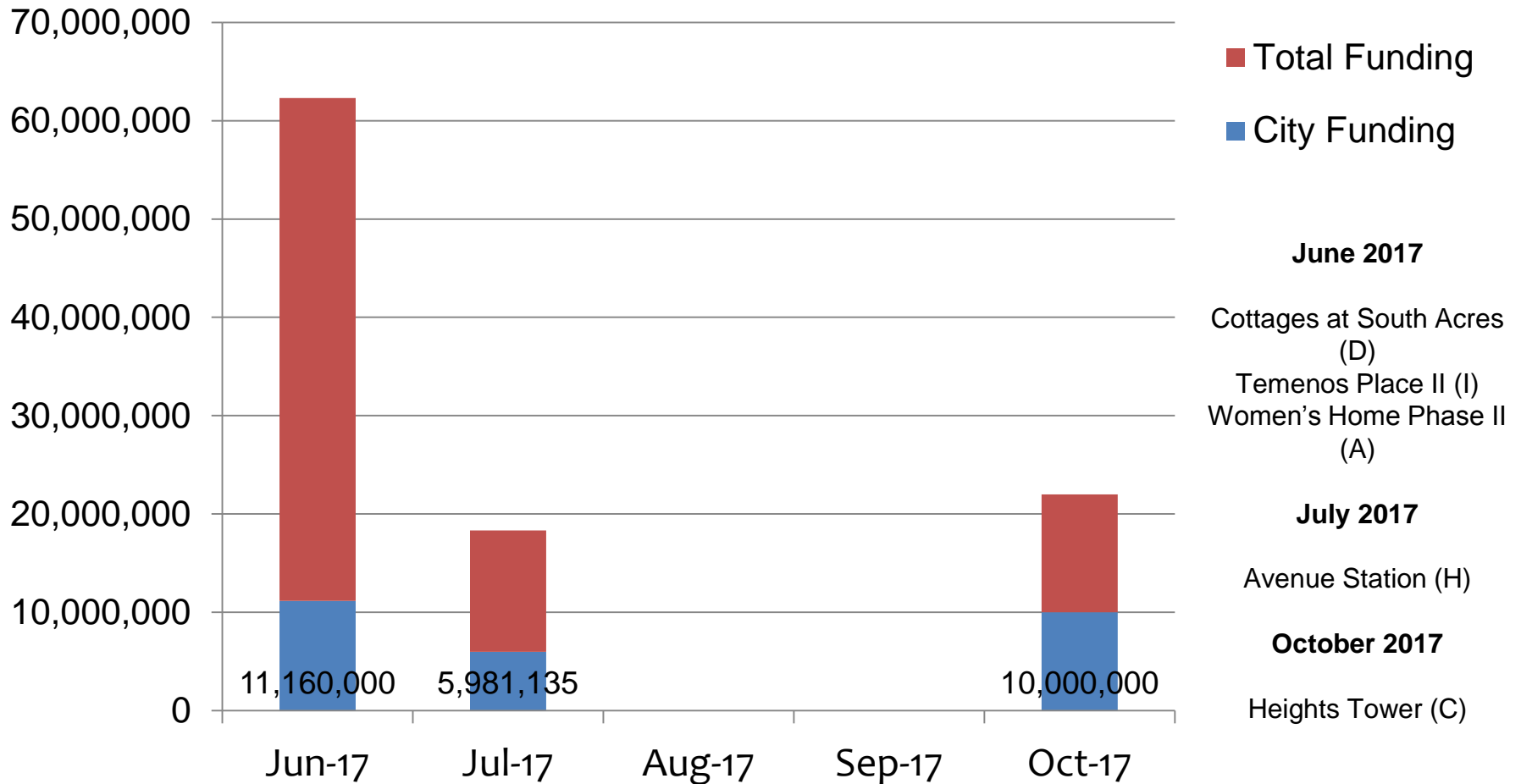
# Multifamily Housing Programs

## Affordable Housing Units Created By Month



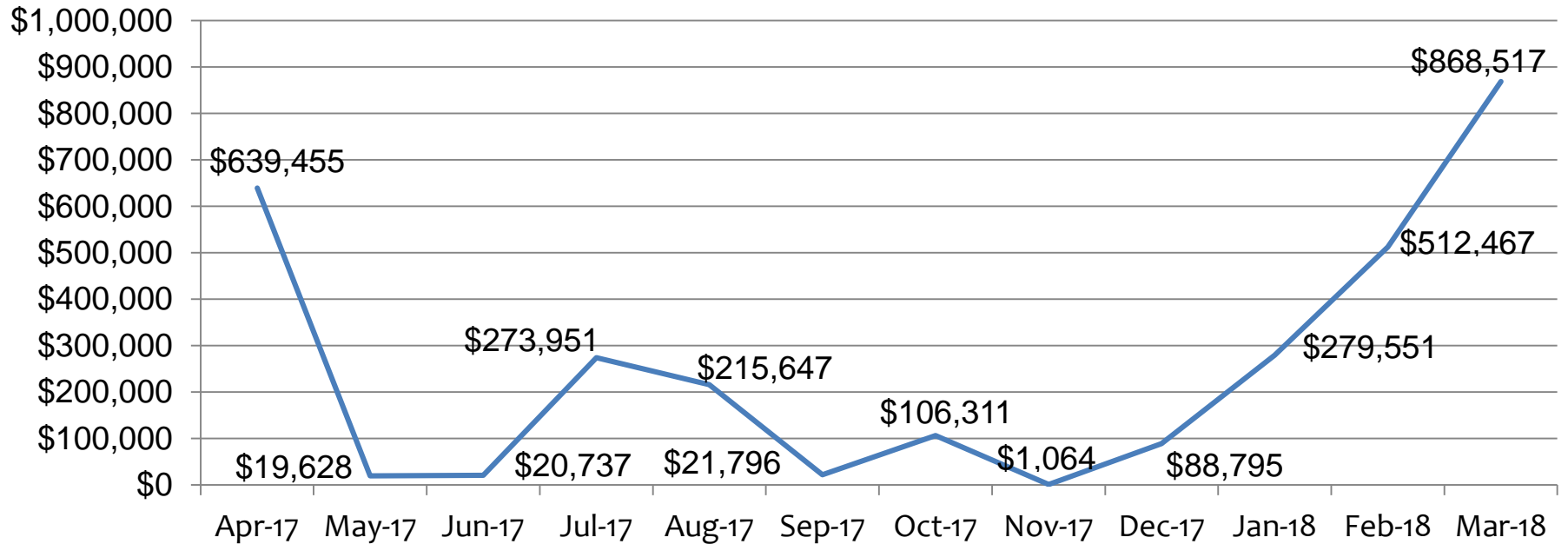
# Multifamily Housing Programs

## Affordable Housing Funding By Month



# Public Facilities

## CDBG Expenditures by Month



Total CDBG Expenditures: \$2,179,402.19

Section 108 Funds: \$5,061,930.00

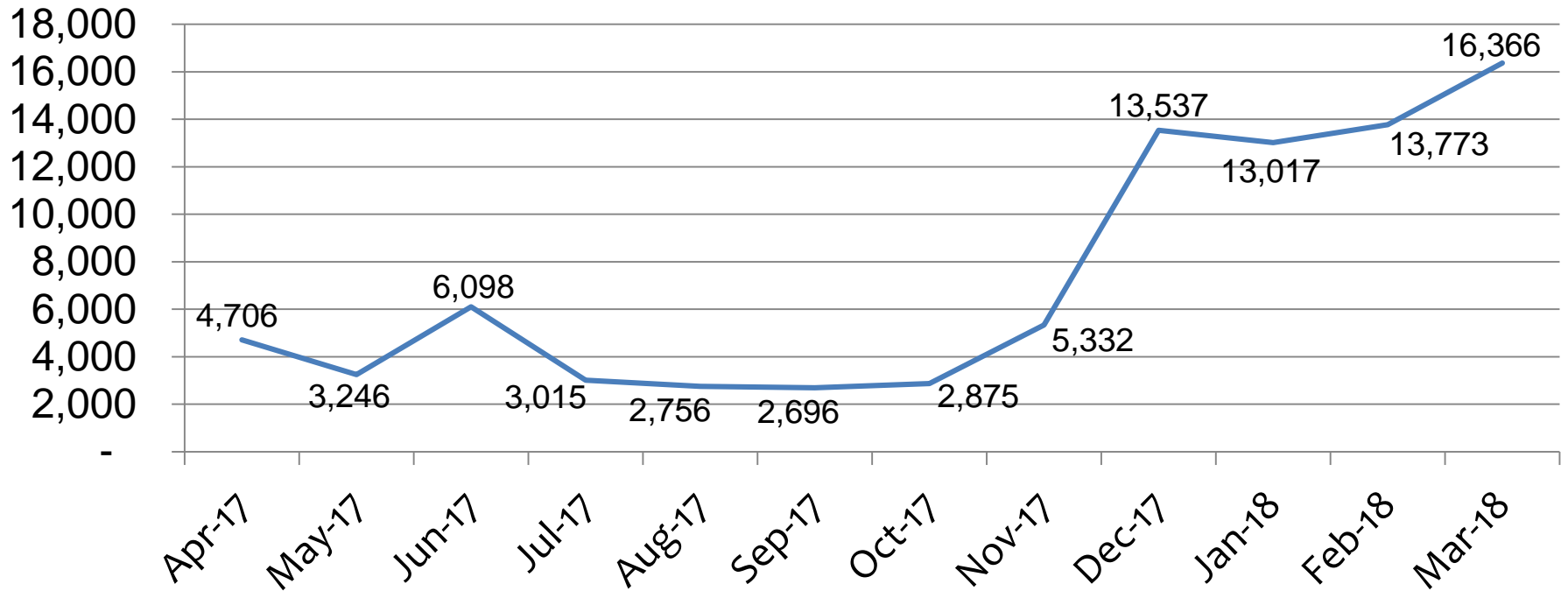
EDI Funds: \$8,788,837.00

Total Program Expenditures: \$16,760,161.45

Total Admin & Project Delivery: \$729,992.00 (4.3%)

# Public Services

## Number of Clients Served by Month



Total Expenditures: \$18,798,059.00

Total Admin: \$675,291.00 (3.5%)

# THANK YOU



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