



Houston City Council
Housing and Community Affairs Committee

Mike Laster (Chair)

Robert Gallegos (Vice Chair)

Dwight A. Boykins - David W. Robinson - Michael Kubosh

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Tuesday, June 19, 10:00 AM
City Hall Council Chambers

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

II. Public Services

a) **Homeless Housing Services Program Amendment**

Approval of a contract amendment to extend the contract between the City of Houston and the Texas Department of Housing and Community Affairs through July 31, 2018. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Melody Barr, Deputy Assistant Director, Housing and Community Development Department

III. Planning & Grants Management

a) **Submission of local action plan for Hurricane Harvey disaster recovery**

Approval to submit the local action plan to the General Land Office for the City's estimated allocation of \$1,155,119,250.00 in Community Development Block Grant - Disaster Recovery funds. (All Districts)

b) **2015 Annual Action Plan Substantial Amendment**

Approval to amend the 2015 Action Plan to reallocate funds from Housing Opportunities for Persons With AIDS (HOPWA) administration to Project or Tenant Based Rental Assistance. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Mayra Bontemps, Assistant Director, Housing and Community Development Department
- Derek Sellers, Deputy Assistant Director, Housing and Community Development Department

IV. Multifamily

Park Yellowstone Apartments

Support of a 4% Tax Credit Application for a 210-unit affordable housing community in District D with:

- A Motion to Hold a Public Hearing for July 11, 2018
- A Motion for a Resolution of No Objection

- Tom McCasland, Director, Housing and Community Development Department
- Ray Miller, Executive Staff Analyst, Housing and Community Development Department

V. Single Family

a) Land Assemblage Redevelopment Authority dba Houston Land Bank Bylaws and Certificate of Formation

Approval of a revised Certificate of Formation and revised bylaws for the Land Assemblage Redevelopment Authority dba Houston Land Bank. (All Districts)

b) Land Assemblage Redevelopment Authority dba Houston Land Bank TIRZ Funding and Reallocation Authorization

Allocation of TIRZ funding for administration, operation services and authorization to reallocate previous funding as necessary. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Laurie Vignaud, Assistant Director, Housing and Community Development Department

VI. Public Comments

VII. Director's Comments

Tom McCasland, Director, Housing and Community Development Department

- Monthly Report



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

All Districts

Item Creation Date: 06/05/18

HCD 18-60

Homeless Housing Services Program Amendment

Agenda Item#: II.a

Background:

The Housing and Community Development Department (HCDD) recommends approval of an amendment that will extend the contract term between the City of Houston and the Texas Department of Housing and Community Affairs (TDHCA) from August 31, 2017 to July 31, 2018.

Per TDHCA, the funding must be used by the City on activities eliminating and/or preventing homelessness. Specifically, allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or other homelessness-related activity as approved by the TDHCA.

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session. Through HHSP, the state provides funding to the eight largest cities in support of services to homeless individuals and families including services such as case management and housing placement and retention. Cities served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston and San Antonio. For State Fiscal Year 2017, the State awarded the City of Houston \$1,272,861.00.

This item is a procedural, administrative matter required to extend the contract with TDHCA.

The Housing and Community Affairs Committee reviewed this item on June 19, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 6/27/2018

District ALL

Item Creation Date: 5/29/2018

HCD 18-61 Authorizing submission of the
local action plan to GLO for CDBG-DR funds

Agenda Item#: III.a.

Background:

The Housing and Community Development Department (HCDD) is requesting approval to submit to the Texas General Land Office (GLO) a local action plan, which will be incorporated into the *State of Texas Plan for Disaster Recovery: Hurricane Harvey – Round 1* as a substantial amendment, and will serve as the application for Community Development Block Grant Disaster Recovery (CDBG-DR) funding for the City of Houston.

The GLO has designated the City of Houston to receive a direct allocation of CDBG-DR in the amount of \$1,155,119,250.00 to be used for Hurricane Harvey recovery efforts primarily related to housing. This direct allocation is based on the unmet needs methodology that the U.S. Department of Housing and Urban Development (HUD) used to determine the \$5,024,000,000.00 allocation to the State of Texas for Hurricane Harvey.

As a result of the direct allocation, the City of Houston is required to develop a local action plan. This local action plan is prescribed by the GLO and includes a local needs assessment, budget, program descriptions, and expenditure timelines for the City's expected allocation of CDBG-DR funds.

Once the City submits its local action plan to the GLO, the GLO will amend the *State of Texas Plan for Disaster Recovery: Hurricane Harvey – Round 1*, publish the amendment for public comment, review and incorporate public comments, and submit the amendment to HUD. Once approved by HUD, the City of Houston will execute an agreement with the GLO for the CDBG-DR funds.

HCDD recommends that the City's estimated allocation of \$1,155,119,250.00 of CDBG-DR funds be distributed among the following categories:

Homeowner Rehabilitation Program	\$385,028,859.00
New Single Family Home Development Program	\$200,000,000.00
Multifamily Rental Home Rehabilitation and Development Program	\$314,979,000.00
Small Rental Home Development and Rehabilitation Program	\$60,005,000.00
Homebuyer Assistance Program	\$21,315,000.00
Buyout Program	\$40,000,000.00
Housing Administration	\$20,426,557.00
Public Services Program	\$60,000,000.00
Economic Revitalization Program	\$30,264,834.00
Planning	\$23,100,000.00
Total	\$1,155,119,250.00

During May and June 2018, HCDD solicited public input in the development of the local action plan through various methods, including community meetings, focus group discussions, and a survey. HCDD partnered with a variety of community groups to carry out these community meetings where residents receive information about recovery programs and give input about their disaster recovery related needs and

priorities for CDBG-DR funding. Public input for this funding is ongoing and anticipated to continue throughout the summer as program guidelines are developed.

A draft local action plan was posted to allow residents the opportunity to comment before City Council approval. The review period was June 7, 2018 through June 24, 2018.

This item was reviewed by the Housing and Community Affairs Committee on June 19, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 7/11/2018

District ALL

Item Creation Date: 5/30/2018

HCD 18-62

2015 Annual Action Plan Substantial Amendment –
HOPWA Budget

Agenda Item #: III.b.

Background:

The Housing and Community Development Department requests approval to amend the Housing Opportunities for Persons with AIDS (HOPWA) Program Summary Budget under the 2015 Annual Action Plan.

In accordance with HUD's Citizen Participation Plan 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%.

The following amendments to the HOPWA budget are necessary to reallocate funds for Project or Tenant Based Rental Assistance.

Housing Opportunities for Persons with AIDS (HOPWA)		
Activity	Delete/Decrease	Add/Increase
The Program Year 2015 budget is amended as follows:		
Sponsor Administration (7% of Estimated Grant Amount) - Subgrantees	\$(118,964.00)	
Project or Tenant Based Rental Assistance		\$118,964.00
Total HOPWA Budget Changes:	\$(118,964.00)	\$118,964.00

Tom McCasland, Director

Prior Council Action:

4/15/2015 (O) 2015-338

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 06/27/2018

District D

Item Creation Date: 06/05/2018

HCD 18-63

Park Yellowstone Motion to Hold a Public Hearing

Agenda Item #: IV.a

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a motion establishing a date for a public hearing to provide a Resolution of No Objection for the 4% tax credit application of Yellowstone Boulevard, LLC.

The Texas Department of Housing and Community Affairs (TDHCA) administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

Per Texas Government Code Section 2306-67071, the governing body of the jurisdiction where a project is to be located must "hold a hearing ...to solicit public input concerning the Application or Development" before a developer can submit an application for noncompetitive 4% tax credits.

Yellowstone Boulevard, LLC, intends to submit an application to the TDHCA requesting an award of 4% tax credits for the acquisition and rehabilitation of Park Yellowstone Apartments, a 210-unit affordable housing community located at 3322 Yellowstone Blvd. HCDD is currently underwriting Park Yellowstone Apartments. We are evaluating this project and will be going through underwriting for City of Houston funds. Upon successful completion of the underwriting process, HCDD may provide gap financing in support of their development, and will submit a subsequent request to council for approval.

HCDD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Located in the OST/ Almeda TIRZ
- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

HCDD requests a Motion to hold a public hearing on July 11, 2018, on the 4% tax credit Resolution of No Objection.

The Housing and Community Affairs Committee reviewed this item on June 19, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 7/18/2018

District D

Item Creation Date: 6/6/2018

HCD 18-64

Park Yellowstone HTC Resolution of No Objection

Agenda Item #: IV.b

Background:

The Housing and Community Development Department (HCDD) recommends Council approve a Resolution of No Objection for the 4% tax credit application of Yellowstone Boulevard, LLC.

Yellowstone Boulevard, LLC, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) requesting an award of non-competitive 4% tax credits for the acquisition and rehabilitation of Park Yellowstone, a 210-unit affordable housing community located 3322 Yellowstone Blvd.

The TDHCA administers the state's housing tax credit program, which provides federal tax credits to spur the development of quality, affordable housing.

In order to apply for the 4% tax credits, the developer must present a Resolution of No Objection from the governing body of the jurisdiction in which the development is located.

We are evaluating this project and will be going through underwriting for City of Houston funds. Upon successful completion of the underwriting process, HCDD may provide gap financing in support of their development, and will submit a subsequent request to council for approval.

HCDD has performed a threshold review and recommends a Resolution of No Objection for the following reasons:

- Located in the OST/Almeda TIRZ
- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

A public hearing on this resolution was held on July 11, 2018.

The Housing and Community Affairs Committee reviewed this item on June 19, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 7/11/2018

District ALL

Item Creation Date: 5/9/2018

HCD 18-51

LARA Bylaws and Certificate of Formation

Agenda Item #: V.a.

Background:

The Housing and Community Development Department (HCDD) requests approval of an ordinance authorizing and approving a revised Certificate of Formation (Certificate) and bylaws for the Land Assemblage Redevelopment Authority (LARA).

On October 27, 1999, City Council approved LARA's creation as a local government corporation by Resolution No. 99-59. LARA was originally created to acquire and convey tax-foreclosed properties to developers of affordable single-family homes to be sold to qualified low-income purchasers.

The proposed revisions to LARA's Certificate and bylaws seek to (1) change the organization's name to the Houston Land Bank in order to create a broader public understanding of the organization's role, and (2) expand the organization's capacity and mission to support the strategic acquisition of properties throughout Houston. The City requires Council approval for these changes. Additional changes to the documents are shown below.

Key revisions to the bylaws:

- 1) Name change to Houston Land Bank;
- 2) The Board will remain the same in number (13) and in appointments as in the past; however, if HISD or Harris County does not appoint representatives and the positions remain vacant for three months, the Mayor (with Council approval) will fill the positions;
- 3) The Mayor will name the Chair and Vice Chair from his appointments;
- 4) Board member terms will be determined by the appointing entity;
- 5) New clarification regarding the roles and responsibilities of the board officers.

Key revisions to the Certificate:

- 1) Name change to the Houston Land Bank;
- 2) While the Corporation will continue to acquire, assemble, manage, market, develop and dispose of properties acquired by the taxing authorities through foreclosure of delinquent ad valorem taxes, the organization will also strategically acquire properties throughout the City;
- 3) The Registered Agent for the Corporation will be the City Secretary;
- 4) The Board shall consist of 13 board members (the same number as before);
- 5) Article VIII will be removed from the Amended Articles.

The Housing and Community Affairs Committee reviewed this item on June 19, 2018.

Tom McCasland, Director

Prior Council Action:

10-27-99 (R) 99-59
09-25-02 (O) 02-911
10-29-03 (O) 03-65
11-11-03 (O) 03-1018
09-14-05 (O) 05-1073

Contact Information:

Roxanne Lawson
832-394-6307



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/11/2018

All Districts

Item Creation Date: 6/8/2018

HCD 18-59

Funding for LARA (dba HLB) Administration and Operations
and Authorization to Reallocate Previous Funding

Agenda Item#: V.b.

Background:

The Housing and Community Development Department (HCDD) requests City Council authorize and approve an ordinance to Allocate \$1,250,000.00 in Tax Increment Reinvestment Zone (TIRZ) affordable housing funds, previously appropriated on November 1, 2017, through Ordinance 2017-0860 to the Land Assemblage Redevelopment Authority (LARA) dba Houston Land Bank (HLB) for administrative costs and operation services, and Council Authorization for LARA (dba HLB) to reallocate funding that was previously awarded on December 2, 2009, through Ordinance 2009-1220, as necessary to support its expanded mission.

- (1) HCDD requests City Council authorize and approve an Ordinance allocating \$1,250,000.00 in Tax Increment Reinvestment Zone (TIRZ) funds to support LARA's (dba HLB) administrative and operations costs to execute its tasks related to the New Home Development Program.
- (2) HCDD requests that LARA (dba HLB) be authorized to reallocate funds as necessary from prior amendments into a general category to pay for administrative costs, provide bridge financing for acquisitions and pay for the interim maintenance of lots acquired at the request of the HCDD Director.

The Housing and Community Affairs Committee reviewed this item on June 19, 2018.

Tom McCasland, Director

Amount of Funding:

\$1,250,000.00

Tax Increment Reinvestment Zone (TIRZ)

Prior Council Action:

12/02/2009 (O) 2009-1220

11/1/2017 (O) 2018-0860

Contact Information:

Roxanne Lawson

(832) 394-6307