



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

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Tuesday, April 16, 2019, 10:00 AM  
City Hall Council Chambers

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

**II. Planning & Grants Management**

**a) Community Development Block Grant Disaster Recovery (CDBG-DR) Contract Extension**

The Housing and Community Development Department (HCDD), recommends Council approval of a fourth amendment to extend the CDBG-DR 2.2 Non-Housing Grant Agreement to December 31, 2019. (All Districts)

**b) CDBG-DR Substantial Amendment (Transfer from Infrastructure to Multifamily)**

HCDD recommends Council approval of an amendment transferring \$3,297,815.65 in funds from the CDBG-DR 2.2 Non-Housing Grant Agreement and reallocating the funds to the CDBG-DR 2 Program Rental Housing Projects Grant Agreement. (All Districts)

**c) CDBG-DR Substantial Amendment (Transfer from Multifamily to Single Family)**

HCDD recommends City Council approval of a Substantial Amendment transferring \$2,000,000.00 in TIRZ funding from Multifamily Activities to Single-Family Housing Activities. (All Districts)

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

**III. Public Services**

**a) Child Care Council of Greater Houston Inc. – Child Care Program**

HCDD recommends Council approval of a fourth contract amendment providing the Child Care Council of Greater Houston Inc. with \$360,000.00 for the City's Child Care Program, serving 64 low- and moderate-income families. (All Districts)

**b) Child Care Council of Greater Houston Inc. – Homeless Services Program**

HCDD recommends Council approval of a fourth contract amendment providing the Child Care Council of Greater Houston Inc. with a total of \$808,837.00 in ESG and CDBG funds to provide services to approximately 842 homeless persons. (All Districts)

- c) **Child Care Council of Greater Houston Inc. - Juvenile Delinquency Prevention (JDP)**  
 HCDD recommends Council approval of a fourth contract amendment granting \$360,000.00 in CDBG funds to the Child Care Council of Greater Houston Inc. to administer the City's JDP program serving 884 at-risk youth. (All Districts)
  - d) **Goodwill Industries of Houston - Housing Opportunities for Persons with AIDS (HOPWA)**  
 HCDD recommends Council approval of a contract with Goodwill Industries of Houston, providing up to \$200,000.00 in HOPWA funds for a job services program with supportive services for 250 eligible households affected by HIV and AIDS. (All Districts)
- Tom McCasland, Director, Housing and Community Development Department
  - Melody Barr, Deputy Assistant Director

**IV. Single Family**

- a) **New Home Development Program Master Contractor Agreement Additional Funding**  
 HCDD requests Council approval of an Ordinance authorizing an additional \$4,000,000.00 in TIRZ funds to the Master Contractor Agreements under the New Home Development Program for new construction services. (All Districts)
- Tom McCasland, Director, Housing and Community Development Department
  - Kimesha Sonnier, Division Manager

**V. Multifamily**

- a) **Motion for Public Hearing – Green Oaks**  
 HCDD recommends Council approve a motion setting a date for a public hearing to provide a resolution of No Objection for the 4% tax credit application of AMTEX Multi-Housing, LLC. (District B)
  - b) **Resolution of No Objection – Green Oaks**  
 HCDD recommends Council approve a Resolution of No Objection for the 4% tax credit application of AMTEX Multi-Housing, LLC. (District B)
- Tom McCasland, Director, Housing and Community Development Department
  - Ray Miller, Assistant Director

**VI. Public Comments**

- VII. Director's Comments**  
 Tom McCasland, Director, HCDD



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/24/2019

District ALL

Item Creation Date: 3/19/2019

Housing Committee Date: 4/16/2019

HCD 19-36

Contract Extension

Community Development Block Grant

Disaster Recovery Round 2

(CDBG DR-2)

Agenda Item: II.a.

**Background:**

The City of Houston (City), through its Housing and Community Development Department (HCDD), requests City Council to authorize and approve an amendment which would extend the CDBG-DR Program Round 2.2 Non-Housing Grant Agreement #14-236-000-8329 (infrastructure) to December 31, 2019 to ensure that all funds are spent. There is \$10,490,687.07 left to spend on this Grant Agreement.

This would be the fourth amendment to the CDBG-DR 2 Infrastructure grant agreement.

No fiscal note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on April 16, 2019.

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Tom McCasland, Director

**Prior Council Action:**

02/21/2018 (O) 2018-114

**Contact Information:**

Roxanne Lawson

(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/24/2019

District ALL

Item Creation Date: 3/19/2019

Housing Committee Date: 4/16/2019

HCD 19-37

DR-2 Amendment

Transfer Funds from Infrastructure to Multifamily

Agenda Item: II.b.

**Background:**

The City of Houston (City), through its Housing and Community Development Department (HCDD), requests City Council to authorize and approve an amendment which would transfer \$3,297,815.65 from CDBG-DR Program Round 2.2 Non-Housing Grant Agreement (infrastructure) and reallocate the funds to the to the CDBG-DR Program Rental Housing Projects Round 2 Grant Agreement (Multifamily).

This funding would be allocated to the St. Elizabeth project located in the Fifth Ward. This would be the fourth amendment to the CDBG-DR 2 Infrastructure grant agreement and the seventh amendment to the CDBG-DR 2 Multifamily grant agreement.

No fiscal note is required on grant items. The Housing and Community Affairs Committee reviewed this item on April 16, 2019.

| <b>Budget</b>   |                  |                 |
|---|------------------|-----------------|
| <b>Activity</b>   | <b>Decrease</b>  | <b>Increase</b> |
| <b>The following contracts are Amended as follows:</b>  |                  |                 |
| CDBG-DR Program Round 2.2 Non-Housing Grant Agreement (infrastructure) #14-236-000-8329       |                  |                 |
| • Near Northside Infrastructure Project   | (\$496,589.65)   |                 |
| • Greater Fifth Ward – Bringhurst Infrastructure Project                                      | (\$2,156,762.25) |                 |
| • Open Ditch-OST/South Union (Calhoun Road Area) Project                                      | (\$644,463.75)   |                 |
| CDBG-DR Program Rental Housing Projects Round 2 Grant Agreement (Multifamily) #13-181-00-7294 |                  | \$3,297,815.65  |
| Total Budget Changes:   | (\$3,297,815.65) | \$3,297,815.65  |

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Tom McCasland, Director

**Prior Council Action:**

02/13/2019 (O) 2019-84; 02/21/2018 (O) 2018-114

**Contact Information:**

Roxanne Lawson, (832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 5/1/2019

District ALL

Item Creation Date: 3/28/2019

Housing Committee Date: 4/16/2019

HCD19-45

City of Houston Ordinance 2017-860

Substantial Amendment – TIRZ

Agenda Item: II.c.

**Background:**

The Housing and Community Development Department (HCDD), recommends City Council authorize and approve a Substantial Amendment which would transfer \$2,000,000.00 in Tax Increment Reinvestment Zone (TIRZ) funding from Multifamily Activities to Single-Family Housing Activities. The \$2,000,000.00 will be appropriated to the Single-Family Home Repair Program to assist homeowners that are currently in our pipeline for home repair and reconstruction services.

In accordance with City of Houston Ordinance No. 2017-860, if any line item contained in the budget will be increased or decreased by 25% of the original budgeted amount, the change shall be considered a “substantial amendment” and must return to City Council for approval.

The Substantial Amendment includes budget changes for TIRZ.

No fiscal note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on April 16, 2019.

| <b>Budget</b>   |                  |                |
|---|------------------|----------------|
| <b>Activity</b>   | <b>Decrease</b>  | <b>Add</b>     |
| <b>The Program Year 2018 TIRZ Budget is Amended as follows:</b> |                  |                |
| Multifamily Activities  | (\$2,000,000.00) |                |
| Single-Family Housing Activities                                |                  | \$2,000,000.00 |
| Total Budget Changes:   | (\$2,000,000.00) | \$2,000,000.00 |

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Tom McCasland, Director

**Prior Council Action:**

11/7/2017 (O) 2017-860

**Contact Information:**

Roxanne Lawson  
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**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/24/2019

District ALL

Item Creation Date: 2/4/2019

HCD19-13

Child Care Council of Greater Houston - Child Care Program

Agenda Item: III.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends approval of a fourth contract amendment between the City of Houston and Child Care Council of Greater Houston Inc. (CCC) to administer the City's Child Care Program, which provides child care services and parental development to approximately 64 low- and moderate-income families. The City will grant CCC \$360,000.00 in Community Development Block Grant funds to administer the Child Care Program.

The purpose of the Child Care Program is to provide quality child care services and positive parenting training to support low- and moderate-income families, where the parents are working, in job training, or seeking employment. Child care services include full-day child care, before or after school care, full-day summer programs for school-age children, infant care, and special needs care. The Child Care Program enhances positive parenting through training in discipline and guidance, child abuse prevention, coping with stress, nutrition, and health.

CCC administers contracts with five nonprofit agencies selected through a Request for Proposal process: Association for the Advancement of Mexican Americans, Chinese Community Center, Community Family Center, SEARCH Homeless Services, and Wesley Community Centers, Inc.

CCC is responsible for processing reimbursement requests, monitoring providers for performance and compliance with HUD regulations, and providing technical assistance and training. The City funds 100% of the cost for this program.

| Category         | Contract Amount     | Percentage  |
|------------------|---------------------|-------------|
| Administrative   | \$72,132.06         | 20%         |
| Program Services | \$287,867.94        | 80%         |
| <b>Total</b>     | <b>\$360,000.00</b> | <b>100%</b> |

HCDD conducted a Request for Proposals for Child Care Program administrative services for fiscal year 2015. CCC was selected as the Administrative Agency. This fourth amendment provides additional funding for a twelve-month period, April 1, 2019 – March 31, 2020

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on April 16, 2019.

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Tom McCasland, Director

**Prior Council Action:**

4-15-15 (O) 2015-341; 3-30-16 (O) 2016-249; 3-29-17 (O) 2017-222; 3-19-18 (O) 2018-200

**Amount of Funding:**

\$360,000.00 Federal Government - Grant Funded (5000)

**Contact Information:**

Roxanne Lawson, 832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/24/2019

District ALL

Item Creation Date: 2/5/2018

HCD19-15

Child Care Council of Greater Houston

Homeless Services Program

Agenda Item: III.b.

**Background:**

The Housing and Community Development Department (HCDD) recommends approval of a fourth contract amendment between the City of Houston and Child Care Council of Greater Houston Inc. (CCC) to administer the City's Homeless Services Program (HSP). The City will grant CCC \$1,857,674.00 in Emergency Solutions Grants (\$1,117,674.00), Community Development Block Grant (\$500,000.00) funds, and Homeless Housing Services Program (\$240,000.00) to provide services to approximately 842 homeless or near homeless persons.

The HSP is designed to address the needs of families and individuals who are homeless or at risk of becoming homeless. HSP activities include: emergency shelter for individuals, families, and persons fleeing domestic violence; medical and mental health services; assistance in obtaining permanent housing; assistance in obtaining services or benefits; and assistance with short-term rent and utility payments to prevent eviction or termination of services.

CCC administers contracts with nine nonprofit homeless services agencies selected through a Request for Proposal process. These nine agencies are: Bay Area Turning Point, The Bridge Over Troubled Waters, Catholic Charities, Covenant House, Fort Bend County Women's Center, Harris County Social Services, Houston Area Women's Center, Salvation Army, and SEARCH Homeless Services.

CCC processes reimbursement requests, monitors providers for performance and compliance with HUD regulations and provides technical assistance and training. The City funds 100% of program costs.

| <b>Category</b>        | <b>Contract Amount</b> | <b>Percentage</b> |
|------------------------|------------------------|-------------------|
| Program Administration | \$359,360.75           | 19%               |
| Program Services       | \$1,498,313.25         | 81%               |
| <b>Total</b>           | <b>\$1,857,674.00</b>  | <b>100%</b>       |

HCDD conducted a Request for Proposals for Homeless Services Program administrative services for fiscal year 2015. CCC was selected as the Administrative Agency. This fourth contract amendment provides additional funding for a 12-month period, April 1, 2019 – March 31, 2020.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on April 16, 2019.

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Tom McCasland, Director

**Prior Council Action:**

3-20-16 (O) 2016-315; 03-29-17 (O) 2017-223; 8-23-17 (O) 2017-657; 03-19-18 (O) 2018-0201

**Amount of Funding:**

\$1,617,674.00 Federal Government - Grant Funded (5000)

\$240,000.00 State – Grant Funded (5010)

**Contact Information:**

Roxanne Lawson, 832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/24/2019

District ALL

Item Creation Date: 2/4/2019

HCD19-14

Child Care Council of Greater Houston  
Juvenile Delinquency Prevention Program  
Agenda Item: III.c.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a fourth contract amendment between the City of Houston and Child Care Council of Greater Houston Inc. (CCC) and granting CCC \$360,000.00 in Community Development Block Grant funds to administer the City’s Juvenile Delinquency Prevention (JDP) program to 884 at-risk youth.

The purpose of the JDP program is to deter delinquency for at-risk youth or to prevent further delinquency from youth who are status offenders. The JDP services include substance abuse deterrence and treatment, adolescent health education, educational services designed to prevent/decrease school drop-outs, youth employability programs, whole family functioning, prevention of gang membership, and cultural enrichment and recreational activities.

CCC administers contracts with seven nonprofit agencies that were selected through a Request for Proposal process. These seven agencies are: Boys and Girls Club of Greater Houston, Children’s Assessment Center Foundation, Chinese Community Center, Inc., Fifth Ward Enrichment Program, Project GRAD Houston, Pro-Vision, Inc., and Unlimited Visions Aftercare, Inc.

CCC is responsible for processing reimbursement requests, monitoring providers for performance and compliance with HUD regulations, and providing technical assistance and training. The City funds 100% of the costs for this program.

| Category         | Contract Amount     | Percentage  |
|------------------|---------------------|-------------|
| Project Delivery | \$75,645.01         | 20%         |
| Program Services | \$284,354.99        | 80%         |
| <b>Total</b>     | <b>\$360,000.00</b> | <b>100%</b> |

HCDD conducted a Request for Proposals for the JDP program administrative services in fiscal year 2015. CCC was selected as Administrative Agency. This fourth contract amendment provides additional funding for a 12-month period, April 1, 2019 – March 31, 2020.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on April 16, 2019.

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Tom McCasland, Director

**Prior Council Action:**

4-15-15 (O) 2015-343; 3-30-16 (O) 2016-248;  
3-29-17 (O) 2017-224; 3-19-18 (O) 2018-0202

**Amount of Funding:**

\$360,000.00 Federal Government - Grant Funded (5000)

**Contact Information:**

Roxanne Lawson, 832-394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 5/15/2019

District ALL

Item Creation Date: 4/1/2019

HCD19-41

Goodwill Industries of Houston

Housing Opportunities for Persons with AIDS (HOPWA)

Jobs and Supportive Services Program

Agenda Item: III.d.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a contract between the City of Houston and Goodwill Industries of Houston (Goodwill), providing \$200,000.00 of federal Housing Opportunities for Persons with AIDS (HOPWA) funds to finance the operation of a job services program with supportive services for 250 eligible households affected by HIV and AIDS.

Job-related services and supportive services include case management, educational services, life-skills training, job search skills training, and referral to other services. HOPWA funds are providing 67% of the cost of this program.

| <b>Category</b>     | <b>Total Contract Amount</b> | <b>Percent</b> |
|---------------------|------------------------------|----------------|
| Administrative      | \$0                          | 0%             |
| Supportive Services | \$200,000.00                 | 100%           |
| <b>Total</b>        | <b>\$200,000.00</b>          | <b>100%</b>    |

HCDD conducted a Request for Proposal (RFP) for Public Services contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. Goodwill was one of the agencies selected. This contract term will be June 1, 2019 through May 31, 2020.

Goodwill Industries of Houston began receiving HOPWA funds through the City in 2009.

No fiscal note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on April 16, 2019.

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Tom McCasland, Director

**Amount of Funding:**

\$200,000.00 Federal Government – Grant Funded (5000)

**Contact Information:**

Roxanne Lawson

832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 4/24/2019

All Districts

Item Creation Date: 3/20/2019

Housing Committee Date: 4/16/2019

HCD19-34

New Home Development Program

Master Contractor Agreement Additional Funding

Agenda Item: IV.a.

**Background:**

The Housing and Community Development Department (“HCDD”) requests Council approval of an Ordinance authorizing additional funds of \$4,000,000.00 in Tax Increment Reinvestment Zone (TIRZ) funding to the Master Contractor Agreements under the City of Houston New Home Development Program (NHDP) for new construction services. We are currently building 61 new homes that were previously funded with TIRZ funding on November 28, 2018 by Ordinance No. 2018-937. This additional funding will allow the NHDP to build approximately 23 new construction homes for sale to persons who qualify for participation in the NHDP. Program income is estimated at \$102,500 per unit once the home is sold.

On August 8, 2018, by Ordinance No. 2018-612, City Council approved the use of a Master Contractor Agreement for the City of Houston New Construction Program and authorized the Mayor to execute a Master Contractor Agreement with each of the following contractors: SLSCO, LTD.; PMG CONSTRUCTION, INC; THE BAPTISTE GROUP LLC; DSW HOMES, LLC; HOUSTON HABITAT FOR HUMANITY, INC; CROWN RIDGE BUILDERS, LLC; THOMPSON CONSTRUCTION GROUP, INC; BURGHLI INVESTMENTS INC dba BURGHLI HOMES; MAYBERRY HOMES, INC; REBUILDING TOGETHER - HOUSTON; JAMES W. TURNER CONSTRUCTION, LTD.; and BYRDSON SERVICES LLC dba EXCELLO HOMES.

Funding under the Master Contractor Agreements will be expended through Tri-Party Agreements between the City, contractor, and Houston Land Bank (HLB) for each new construction project.

No fiscal note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on April 16, 2019.

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Tom McCasland, Director

**Amount of Funding:**

\$4,000,000.00 - Tax Increment Reinvestment Zone (TIRZ)

**Prior Council Action:**

10/4/2017 (O) 2017-759; 11/1/2017 (O) 2017-860

8/8/2018 (O) 2018-612; 11/27/2018 (O) 2018-937

**Contact Information:**

Roxanne Lawson

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## CITY OF HOUSTON – CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 5/1/2019

HCD19-38

Green Oaks Apartments

Motion to Hold a Public Hearing

Item: V.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 AMTEX Multi-Housing, 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.

AMTEX Multi-Housing, LLC, in preparation to submit a 4% application to the TDHCA, will request a 4% tax credit Resolution of No Objection for the new construction of Green Oaks Apartments, a 177-unit affordable housing community located at 1475 Gears Road. This project is currently in underwriting, pending successful completion, 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 TIRZ 11
- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

HCDD requests a Motion to hold a public hearing on May 8, 2019 on the 4% tax credit Resolution of No Objection.

No fiscal note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on April 16, 2019.

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Tom McCasland, Director

### **Contact Information:**

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(832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/15/2019

District B

Item Creation Date: 5/1/2019

HCD19-39

Green Oaks Apartments

Resolution of No Objection

Agenda Item: V.b.

### **Background:**

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

AMTEX Multi-Housing, 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 new construction of Green Oaks Apartments, a 177-unit affordable housing community located at 1475 Gears Road.

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.

In tandem, HCDD is evaluating this project 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 TIRZ 11
- Preservation of affordable housing
- Not located in a floodway or 100-year floodplain

A public hearing on this resolution was held on May 8, 2019.

No fiscal note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on April 16, 2019.

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Tom McCasland, Director

### **Contact Information:**

Roxanne Lawson

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