

Housing & Community Affairs Committee

May 22, 2019



Sylvester Turner, Mayor



Tom McCasland, Director

Agenda Item: III.a.: HCD19-49

Multifamily Voluntary Housing Buyout Guidelines (Districts: A, H & J)

- Council approval of an ordinance adopting guidelines for the Multifamily Voluntary Buyout (MVB) Program, funded with \$23,486,698.00 in CDBG-DR funds received from the Texas GLO.
- The objective of the MVB program is to help prevent localized flooding and reduce streambank erosion downstream through the following activities:
 - Acquisition for greenspace and detention
 - Mitigation through flood control structures
 - Demolition to reduce density in vulnerable areas
 - Relocation to remove households from vulnerable areas

Agenda Item: III.b.: HCD19-46

De-obligation of Voluntary Housing Buyout Funds (Districts: A, H & J)

- An amended and restated Interlocal Agreement between the City of Houston and Harris County Flood Control District to de-obligate \$6,712,759.22 in CDBG-DR15 Flood Events funds for Voluntary Housing Buyouts.
- The performance period will be extended to allow for closeout of the grant and Subrecipient language will be added.

Sources	De-obligate Funding Amount
HCFC Voluntary Buyout Program	\$6,712,759.22
Total	\$6,712,759.22

Agenda Item: IV.a. HCD19-51

Substantial Amendment Transferring Voluntary Buyout Funds to Public Facilities (All Districts)

- Council approval of a Substantial Amendment transferring \$6,712,759.22 in CDBG-DR15 funding from the Housing Buyout Program to Public Facilities and Improvements.
- HUD requires the City to amend its Annual Action Plan when a reallocation of funds increases or decreases the budget of an activity by more than 25%.

Budget		
Activity	Decrease	Add
CDBG-DR15 Budget is Amended as follows:		
Housing Buyout Program	(\$6,712,759.22)	
Public Facilities and Improvements (Infrastructure)		\$6,712,759.22
Total Budget Changes:	(\$6,712,759.22)	\$6,712,759.22

Agenda Item: IV.b. HCD19-50 Amendment to the Contract with GLO for CDBG-DR17 Funds (All Districts)

- Council approval authorizing the Mayor, or Mayor's designee, to execute an amendment to the contract with the Texas GLO increasing the award of CDBG-DR funding from \$1,175,954,338.00 to \$1,275,878,041.00
- In mid-January 2019, the GLO notified the City of Houston of an additional allocation of \$10,283,888.00 for administration funds.
- Amendment 2 of the Plan, approved by HUD on February 22, 2019, allocated an additional \$89,639,815.00 in program funding to the City of Houston.

Agenda Item: IV.b. HCD19-50 Amendment to the Contract with GLO for CDBG-DR17 Funds (All Districts)

- City Council approved the amended Houston sections of the Plan on February 27, 2019, as follows.

Community Development Block Grant Disaster Recovery (CDBG-DR)		
Activity	Increase	New Budget
Homeowner Assistance Program	\$35,170,627.00	\$427,900,063.00
Single Family Development Program	\$18,269,086.00	\$222,269,086.00
Multifamily Rental Program	\$28,771,892.00	\$350,050,472.00
Small Rental Program	\$5,481,182.00	\$66,686,282.00
Homebuyer Assistance Program	\$1,947,028.00	\$23,688,328.00
Buyout Program	-	\$40,800,000.00
Public Services	-	\$60,000,000.00
Economic Revitalization Program	-	\$30,264,834.00
Administration	\$10,283,888.00	\$31,118,976.00
Planning	-	\$23,100,000.00
Total	\$99,923,703.00	\$1,275,878,041.00

Agenda Item: V.a. HCD19-52

\$17.9M TIRZ Appropriation for Single and Multifamily Affordable Housing Activities (All Districts)

- HCDD recommends a Council appropriation of \$17,945,800.88 in TIRZ Affordable Housing Funds to build and repair single-family affordable homes and administer HCDD's affordable housing activities.
- Council previously appropriated \$5,000,000.00 in TIRZ Affordable Housing Funds (through ordinance 2018-894) for ICF Incorporated, L.L.C. for Hurricane Harvey Disaster Recovery services.
- These funds were returned to Fund 2409 upon receipt of the Hurricane Harvey Community Development Block Grant – Disaster Recovery funds.

Agenda Item: V.a. HCD19-52

\$17.9M TIRZ Appropriation for Single and Multifamily Affordable Housing Activities (All Districts)

Category	Total Amount	Description
Single-Family Activities	\$ 12,060,191.88	Single family activities for, but not limited to, home repair, new construction, Down Payment Assistance and activity delivery cost
Homelessness	\$ 300,000.00	Efforts leading to permanent homes for homeless individuals and families
Affordable Housing Administration & Federal/State Grant Leveraging	\$ 3,585,273.00	Administrative cost for administering local, state and federal funded activities by HCDD
Rent	\$ 588,402.00	Office Space for HCDD (2100 Travis)
Information Technology	\$ 838,860.00	Expenditures related to the Disaster Information Management System, CycloMedia and OnBase
Pension Legacy	\$ 573,074.00	Legacy pension costs (City-wide pension reform costs)
Total	\$17,945,800.88	

Agenda Item: VI.a. HCD19-33

Additional Funds for Home Repair Program

Master Contractor Agreement

(All Districts)

- Council approval of an Ordinance authorizing an additional \$5,445,213.75 in TIRZ funds for the Master Contractor Agreements under the City of Houston Home Repair Program (HRP).
- The HRP will provide home repair and reconstruction services in order to alleviate immediate threats to health, life, and/or safety of eligible low- and moderate- income (LMI) homeowners.
- There are currently 148 LMI homeowners already receiving rehabilitation and reconstruction services with previously allocated CDBG funding.

Agenda Item: VI.a. HCD19-33

Additional Funds for Home Repair Program

Master Contractor Agreement

(All Districts)

Currently, funding for the City of Houston's HRP Master Contractor Agreements totals \$21,732,488.00 through the following Ordinances:

Date	Ordinance No.	Funding Source	Amount
February 7, 2018	2018-84	CDBG	\$8,200,000.00
December 4, 2018	2018-981	CDBG	\$10,098,907.00
February 13, 2019	2019-83	CDBG	\$3,433,581.00
			\$21,732,488.00

Funding under the Master Contractor Agreements will be expended through Tri-Party Agreements between the City, Homeowner, and Contractor for each rehabilitation or reconstruction Project.

Agenda Item: VII.a. HCD19-40

HOME Loan Green Oaks Apartments (District B)

- Council approval of an Ordinance authorizing a \$6,273,113.00 HOME Investment Partnership loan to AMTEX Multi-Housing, LLC for the new construction of an affordable housing community.
- Located in Tax Reinvestment Zone 11, Green Oaks Apartments is a 177-unit affordable rental housing community containing a mix of one, two and three-bedroom units.
- The loan term and affordability period will be 20 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and permanent period.

Agenda Item: VII.a. HCD19-40

HOME Loan for Green Oaks Apartments (District B)

Sources:			
Sources:		Uses:	
4% Housing Tax Credit Syndication Proceeds (National Equity Fund)	\$8,820,343.00	Hard Cost	\$21,434,678.00
City of Houston Request	\$6,273,113.00	Soft Cost	\$5,724,162.00
Permanent Loan (BBVA Compass)	\$16,103,055.00	Acquisition Cost	\$2,009,370.00
In-Kind Equity/ Deferred Developer Fee	\$2,779,007.00	Developer Fee	\$3,824,223.00
		Reserves	\$983,085.00
Total Source of Funds:	\$33,975,518.00	Total Project Cost:	\$33,975,518.00

Agenda Item: VII.b. HCD19-55 / HCD19-56 Lake Pointe Village - Motion to Hold a Public Hearing & Resolution of No Objection (District: ETJ)

- Council approval of an Ordinance setting a date for a Public Hearing on June 5th, 2019 to provide a Resolution of No Objection for the 4% Tax Credit application of Lake Pointe Village Partners, LP.
- Lake Pointe Village Apartments is a 204 Unit affordable housing community located at 12400 N. Lake Houston Pkwy, Houston, TX 77004.
- HCDD Recommends a Resolution of No Objection for the following reasons:
 - Low Poverty
 - Preservation of Affordable Housing
 - Not located in a floodway or 100-year floodplain

Agenda Item: VII.b. HCD19-53 / HCD19-54

The Enclave at Lake Pointe - Motion to Hold a Public Hearing & Resolution of No Objection (District: ETJ)

- Council approval of an Ordinance setting a date for a Public Hearing on June 5th, 2019 to provide a Resolution of No Objection for the 4% Tax Credit application of Enclave at Lake Pointe, LP.
- Lake Pointe Village Apartments is a 132 Unit affordable housing community located at 12400 N. Lake Houston Pkwy, Houston, TX 77004.
- HCDD Recommends a Resolution of No Objection for the following reasons:
 - Low Poverty
 - Preservation of Affordable Housing
 - Not located in a floodway or 100-year floodplain

THANK YOU



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HOUSING AND
COMMUNITY
DEVELOPMENT

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Director's Report

Monthly Production

HUD CDBG Spending Timeliness

HCDD must hit annual spending targets for HUD

- After Harvey, we missed the spending timeliness test
- May 2018: HUD instituted monthly monitoring
- May 2019: HCDD exceeded the timeliness test. HUD monitoring ends!

The “adjusted draw ratio” is how HUD monitors that HCDD doesn’t have more than 1.5 its annual entitlement grant amount in unspent funds.

- ✓ May 2018 ratio: 1.71
- May 2019 ratio: 1.47

HUD CDBG Spending Timeliness

How we did it:

- ✓ Held steady on program goals: no “easy way out” to spend money faster
- ✓ Fast-tracked Single Family Home Repair launch, completing 60 homes by the May 2 deadline
- ✓ Made program revisions to increase applicant pipeline
- ✓ Finalized LOAs with other City departments
- ✓ Made operational improvements that will pay dividends in the future

HoAP Outreach Overview

- Multi-part strategy to reach the most vulnerable:
 - Radio and print ads
 - Door-to-door canvassing
 - Community events
 - Social media marketing


Print Ads

廣告 美南日報
Daily News 星期六 2019年4月20日 Saturday, April 20, 2019 A16

您的房子在哈維颶風中
受損了嗎?

可以在這裡得到幫助
過程很容易

查詢: recovery.houstontx.gov/survey
832-393-0550



OBTENGA ASISTENCIA DE
RECUPERACIÓN DEL
HURACÁN HARVEY.



CONOZCA SUS
OPCIONES.
Es fácil comenzar.

Vaya a recovery.houstontx.gov/survey
o llame hoy al 832-393-0550.



GET HELP WITH
HURRICANE HARVEY
RECOVERY.



LEARN ABOUT
YOUR OPTIONS.
It's easy to get started.



Go to recovery.houstontx.gov/survey
or call 832-393-0550 today.

- 8 publications
- 32 ads placed
- Languages: Chinese, English, Korean, Spanish, Vietnamese
- Challenge: no Arabic language paper

Radio Ads

[:15]

Was your home damaged during Hurricane Harvey? You've got options for recovery. Get started today at recovery dot Houston T-X dot gov. Or call 832-393-0550.

[:30]

Was your home damaged during Hurricane Harvey? Help is here through the City of Houston. Get started today. Go to recovery dot Houston T-X dot gov. Or call 832-393-0550. That's recovery dot Houston T-X dot gov. Or call 832-393-0550.

9 stations + Pandora,
Total Traffic Network

Languages

- English
- Spanish
- Vietnamese
- Chinese
- Hindi
- Urdu

Canvassing

Through May 5

- 121 zip codes
- 150,000+ doors knocked
- Top zip codes
 - 77096: 7,171 doors
 - 77017: 5,342
 - 77015: 4,323
 - 77016: 3,768
 - 77034: 3,619
 - 77089: 3,581
 - 77051: 3,507



to make sure Houstonians sign up for recovery programs.




City canvassers may be coming to your neighborhood soon to share information about how to get started with City recovery programs from Hurricane Harvey.

- Official City of Houston canvassers wear red polo shirts with the "Build It Forward" logo on the chest.
- They carry tablets to help Houstonians fill out the Harvey Recovery Survey, which is the first step in accessing recovery programs.
- There is no fee to apply for these programs and canvassers will never ask you for money.
- Report anyone who asks you for money to fill out an application for Harvey assistance at 832.394.5100.



Community Events

- 300+ community events since January
- 5,752 individual meetings at Housing Resource Centers

Request Recovery Information at a Community Event

Help spread the word about recovery to those affected by Harvey! The City's recovery outreach team is available to attend community events large and small, such as health fairs, food fairs, festivals, Super Neighborhood Meetings, civic association meetings, school events, religious gatherings, and more.

Organization Information

Organization Name _____

Website _____

Physical Address _____

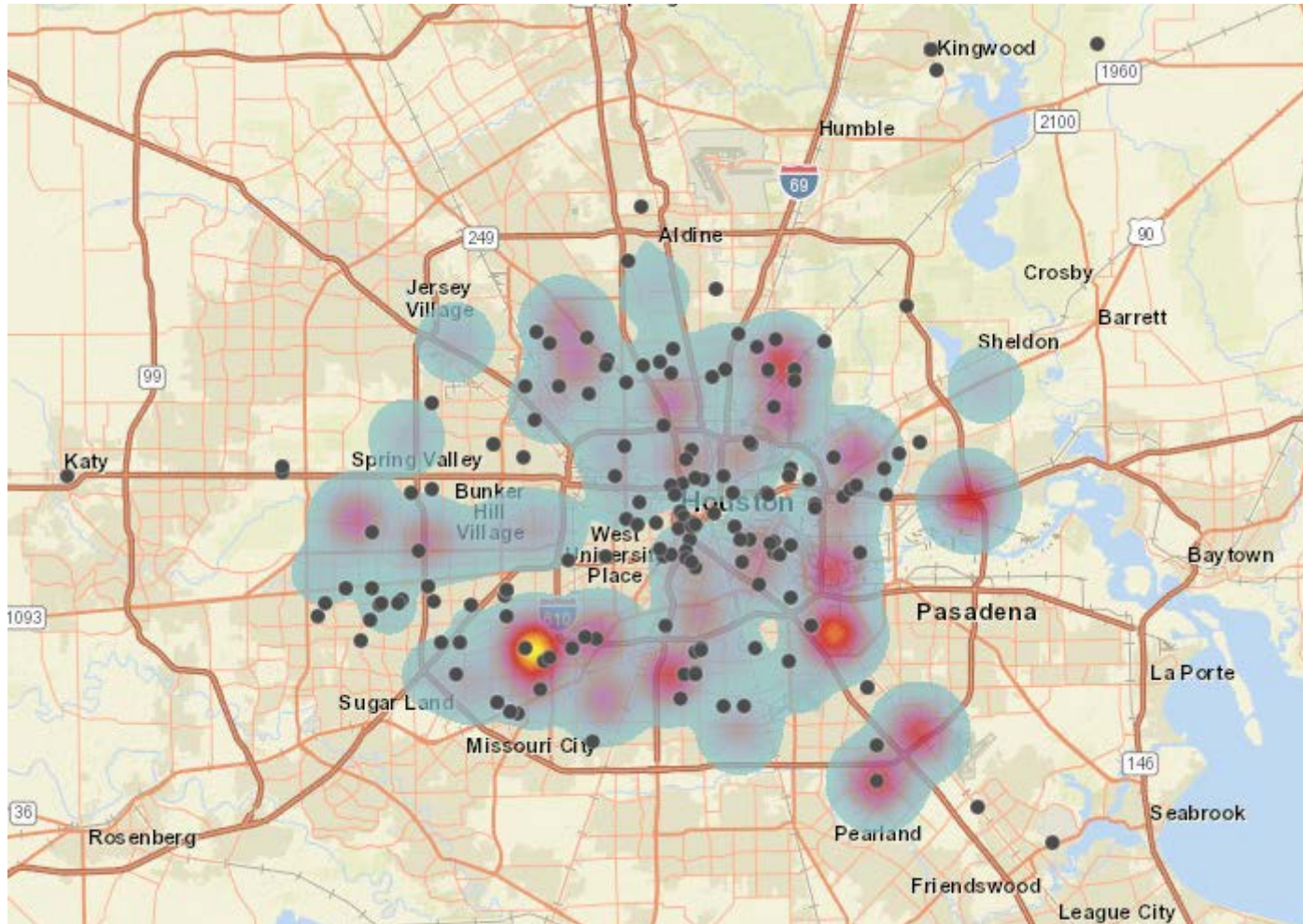
Community groups request
outreach at meetings and events.
Form posted at
recovery.houstontx.gov/events

224 public events posted on recovery.houstontx.gov/events

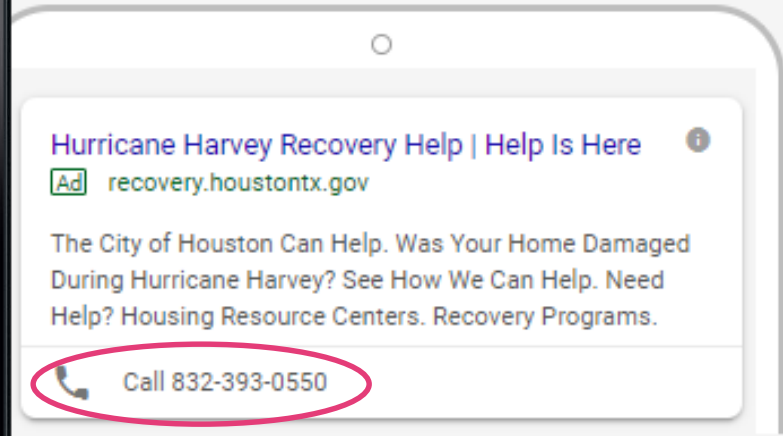
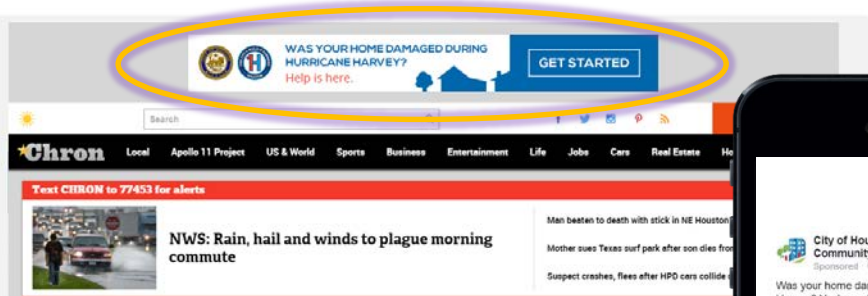
Events for April 2019

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
1	2	3	4	5	6 Hurricane Harvey Homeowners Assistance Program - Home Help! Still need help with hurricane recovery? Help is available. Still need repairs on your home? Get help with the Harvey Assistance Survey	7
8	9	10	11	12	13	14 Hurricane Harvey Homeowners Assistance Program - Home Assistance
15 Hurricane Harvey Homeowners Assistance Program - Attention Kingwood and Humble Homeowners!	16	17	18	Still need help to recover from Hurricane Harvey? Help is available! April 17 @ 10:00 am - 3:00 pm Intake Specialists from the City of Houston's Hurricane Harvey Homeowner Assistance Program will be on hand at the Carnegie Neighborhood Library to provide information, answer questions, and help residents who need to take the Harvey Assistance Survey. The survey is the first step in the application process. Don't wait - join us on April 17!		19
20	21	22	23 Join us at the Flooding Community Connection and get help with the Hurricane Harvey Homeowners Assistance Program Survey	24	25 Still need help to recover from Hurricane Harvey? Help is available! Still need help to recover from Hurricane Harvey? Help is available.	26 Still need help with Hurricane recovery? Come to the Harvey Outreach Event
28	29	30	1	2	3	4

Map: Canvassing + Events



Digital and Social Media Ads



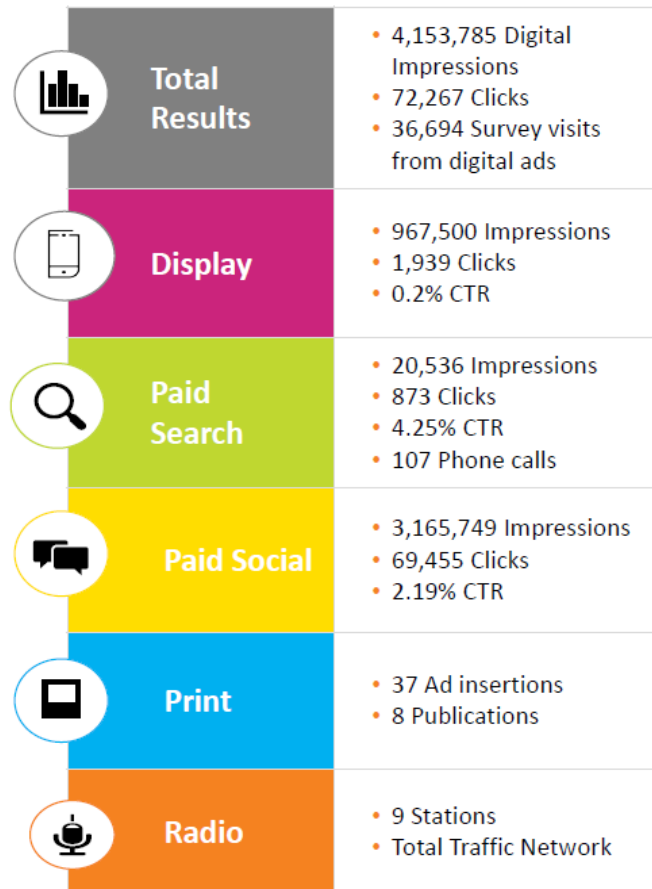
- 4 million+ impressions
- 36,700 survey visits from digital ads
- 107 calls to the call center from search ads

Marketing Overview

Harvey Outreach – Radio, Print, Social Media		
Media Format	Vendor	Ad Size
Radio	Spot Radio Campaign (KODA-FM)	:15 and :30-Second Spot Radio Campaign
	Spot Radio Campaign (KMJQ-FM)	
	Spot Radio Campaign (KKBQ-FM)	
	Spot Radio Campaign (KTHT-FM)	
	Spot Radio Campaign (KTLN-FM)	
	Spot Radio Campaign (KBRZ-AM)	
	Spot Radio Campaign (KCHN-AM)	
	Spot Radio Campaign (KGOW-AM)	
	Spot Radio Campaign (KXYZ-AM)	
	Total Traffic Network	:10 and :15 Second Live Read
Print (Newspapers)	Houston Chronicle (English) – Sunday	1/8-Page, B&W
	Southern Chinese Daily News (Chinese) – Saturday	40 Unit, 4-Color
	La Subasta (Spanish) - Monday	1/4-Page, 4-Color
	La Voz (Spanish) – Sunday	1/4-Page, 4-Color
	Korean Journal Houston (Korean) – Friday	Full Page, 4-Color
	The Vietnam Post (Vietnamese) – Thursday	1/4-Page, Portrait, B&W
	Thuongmai Vietnam (Vietnamese) – Tuesday	1/2-Page, Horizontal, 4-Color
	Houston Defender (African American English) – Thursday	1/4-Page, B&W
	Houston Forward Times (African American English) - Wednesday	1/4-Page, 4-Color
Social Media	Facebook/ Instagram / Twitter	FB/Instagram In-Feed Ads Instagram Story Ads Twitter
Internet Radio	Pandora	Audio Anywhere :30-seconds 500x500 display banner

Results

March 27 – May 12



Canvass Data

As of May 5, 2019

Zip Code	Door Count	Zip Code	Door Count	Zip Code	Door Count
77096	7,171	77035	1,413	77082	332
77017	5,342	77023	1,308	77061	300
77015	4,323	77026	1,207	77072	222
77016	3,768	77011	1,169	77076	221
77034	3,619	77004	1,153	77018	196
77089	3,581	77048	1,104	77074	96
77051	3,507	77092	818	77067	73
77012	3,482	77071	795	77060	63
77025	2,700	77040	708	77024	36
77013	2,497	77008	700	77030	19
77077	2,346	77049	626	77075	7
77028	2,316	77043	613	77047	4
77022	2,010	77056	604		
77045	1,947	77057	579		
77091	1,868	77033	538		
77042	1,782	77093	455		
77088	1,717	77037	413		
77021	1,613	77007	411		
77009	1,501	77031	400		
77029	1,422	77063	355	Total	150,900

Hurricane Harvey

As of May 16, 2019

Overall	<ul style="list-style-type: none">• 15,153 survey respondents• 3,686 invitations to apply• 721 completed applications
Very low income surveys	<ul style="list-style-type: none">• 4,839 surveys by respondents below 30% AMI• 3,259 between 31 and 50% AMI
Priority groups in HoAP application	<ul style="list-style-type: none">• P1 and 2: 2,031• P3 and 4: 1,318• P5 and 6: 337
Contracts Signed for Reimbursement / Rehab	<ul style="list-style-type: none">• 4 Contracts Signed

Disaster Recovery Round 2

Single Family

- Three (3) Homes Completed from April 2018 – March 2019
- Total expenditures (all sources) for this period: \$1, 084,704.60
- Total Administrative Costs: \$6,436.80 (0.6%)

Single Family - Home Repair

- 55 Homes Completed from April 2018 - March 2019
- Total expenditures (all sources) for this period: \$16, 414,306.46
- Total Administrative Costs: \$418,529.51 (2.5%)

Single Family – New Development

- 8 Homes Completed from April 2018 - March 2019
- Total expenditures (all sources) for this period: \$2,189,289.82
- Total Administrative Costs: \$17,486.15 (0.8%)

Rebuild Houston

- 17 Rebuild Houston Homes Completed from April 2018 – March 2019
- Total Rebuild expenditures (all sources) for this period: \$226,509.00
- Total Administrative Costs: \$24,809.00 (11%)

Down Payment Assistance

- 114 Clients served from April 2018 – March 2019
- Total expenditures (all sources) for this period:
\$2,314,581.21
- Total Administrative Costs: \$288,208.83
(12.45%)

Multifamily Projects

- HCDD Restricted Units Completed for April 2018 – March 2019: 558
- Total Units Completed for April 2018 – March 2019: 865
- Total expenditures for this period:
\$15,752,107.41
- Total Administrative Costs: \$951,294.58 (6%)

Public Facilities Projects

- Average number of projects in progress per month for April 2018 - March 2019: 24
- Total expenditures (all sources) for this period: \$353,507.88
- Total Administrative Costs: \$25,695.74 (7.27%)

Public Services Programs

- 42,625 Clients served from April 2018 – March 2019
- Total expenditures (all sources) for this period: \$19,386,034.80
- Total Administrative Costs: \$1,092,339.00 (5.63%)

Letters of Agreement (LOA's) with other City Departments

- Health Department: April 2018 – March 2019
- Total clients served: 1,269
 - HIV/AIDS Education: 91 clients served
 - Elderly Services Programs: 1,142 clients served
 - Re-Entry: 25
 - Mental Health Services: 11
 - Lead Based Paint: 0

THANK YOU



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