



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, October 15, 2019, 10:00 AM  
City Hall Council Chambers

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

**II. Public Services**

- a) HCDD recommends approval of a contract extension through November 30, 2020 with Houston Area Community Services (HACS) dba Avenue 360 and providing up to \$3,672,845.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for rental and mortgage assistance, medical respite and supportive services. (All Districts)
- b) HCDD recommends approval of a first contract amendment to extend a contract with Catholic Charities of the Archdiocese of Galveston-Houston and providing \$1,231,216.98 in HOPWA funds for housing and supportive services for Houstonians living with HIV and AIDS. (District C)
- c) HCDD recommends approval of a contract amendment with Houston SRO Housing Corporation, providing \$212,797.90 of HOPWA funds for a community residence with supportive services to a minimum of 33 very-low income households affected by HIV/AIDS. (District D)
- d) HCDD recommends approval of a contract amendment between the City of Houston and SEARCH Homeless Services, Inc. (SEARCH), providing a combined total of \$750,000.00 in Homeless Housing and Service Program (HHSP), and TIRZ funds for housing services to homeless Houstonians. (All Districts)
- e) HCDD recommends approval of a contract amendment with the Houston Housing Authority, for a 12-month extension and a combined total of \$2,863,000.00 in HOME Tenant Based Rental Assistance, HHSP and TIRZ funds to house homeless individuals as the Financial Assistance Intermediary (FAI). (All Districts)
- f) HCDD recommends approval of a contract amendment with SEARCH providing up to \$132,579.00 in HOPWA funding for the Foshee Family House of Tiny Treasures, an early childhood development childcare facility for families and children living with HIV. (District I)
  - Tom McCasland, Director, Housing and Community Development Department
  - Melody Barr, Deputy Assistant Director

**III. Public Facilities**

- a) HCDD recommends approval of a contract providing \$2,610,000.00 in CDBG entitlement funds for the acquisition and clearance of 7100 W. Fuqua, for the proposed Edison Arts Foundation Performing Arts Studio (District K).

- b) HCDD recommends approval of an ordinance adopting guidelines for the Harvey Buyout Program (HB), funded with \$40,800,000.00 in CDBG-DR 2017 funds (for Texas Hurricane Harvey) from the GLO. (All Districts)
  - Tom McCasland, Director, Housing and Community Development Department
  - Ray Miller, Assistant Director

**IV. Single Family**

HCDD recommends approval of up to \$750,000.00 in TIRZ funds for down-payment assistance to low-to-moderate income (LMI) homebuyers in Houston through the Homebuyer Assistance Program. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Anderson Stoute, Acting Deputy Assistant Director

**V. Real Estate (Single-Family)**

HCDD has an interest in acquiring vacant land at 1100 Frawley from the Houston Public Works department for \$150,000.00 in TIRZ funds to expand the affordable housing stock in Houston's Near Northside. (District H)

- Tom McCasland, Director, Housing and Community Development Department
- Rupa Sen, Division Manager

**VI. Planning and Grants Management**

HCDD recommends approval of a Substantial Amendment (1) Transferring \$2,400,000.00 in PY2017 HOME funds from Multifamily to TBRA for HHA (All Districts); (2) Moving \$1,300,000.00 in CDBG PY 2019 funds from Public Facilities to Economic Development for the East End/UPCDC (District H); and (3) Creating Clearance as an activity in CDBG PY 2019 and adding \$2,600,000.00 for acquisition and clearance of 7100 W. Fuqua. (District K).

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

**VII. Disaster Recovery**

HCDD recommends Council approval to remove the lien requirements for disaster recovery assistance of up to \$80,000.00 through the Homeowner Assistance Program (HoAP). (All Districts)

- Tom McCasland, Director, Housing and Community Development Department

**VIII. Public Comments**

**IX. Director's Comments**

- Tom McCasland, Director, Housing and Community Development Department



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/19/2019

District ALL

Item Creation Date: 9/25/2019

HCD19-100

Houston Area Community Services dba Avenue 360

Agenda Item: II.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment to extend a contract between the City of Houston and Houston Area Community Services dba Avenue 360 (HACS) to November 30, 2020 and provide funding up to \$3,672,845.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the following services:

1. Tenant-Based Rental Assistance (TBRA) Program with supportive services
2. Short-Term Rent, Mortgage, and Utility Assistance (STRMUA) Program with supportive services
3. Permanent Housing Placement Services (PHPS), and
4. Operation of a transitional medical respite facility (Operations).

HACS will provide TBRA, STRMU, respite care, and supportive services to a minimum of 642 low-income households. HACS' services include rental subsidies and short-term rent, mortgage and utility assistance to prevent homelessness by helping families remain in their own dwellings. HACS operates a transitional medical respite facility for persons with AIDS who are homeless and have acute medical conditions that require a stable living environment with nursing care and supportive services.

Supportive services include housing case management, permanent housing placement (rent and utility deposits, applications fees), and behavioral health services. Housing assistance will be provided as follows: (1) TBRA for 297 households; (2) STRMUA for 218 households; (3) PHPS for 82 households; and (4) Operations 45. HOPWA funds are providing 52% of the cost of this program.

<b>Category</b>	<b>Total Contract Amount</b>	<b>Percent</b>
Administrative	\$229,517.92	6.2%
Supportive Services	\$441,350.28	12.0%
Permanent Housing Placement	\$49,920.01	1.4%
TBRA	\$2,213,044.73	60.2%
STRMUA	\$494,573.05	13.5%
Operations (Transitional Medical Respite Facility)	\$244,439.03	6.7%
<b>Total</b>	<b>\$3,672,845.00</b>	<b>100%</b>

HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2019, with a one-year renewal option. HACS was one of the providers selected. The contract period is from December 1, 2019 - November 30, 2020. HACS has received HOPWA funds since 2000.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on October 15, 2019.

\_\_\_\_\_  
Tom McCasland, Director

**Amount of Funding:**

\$3,672,845.00 Federal Government - Grant Fund (5000)

**Prior Council Actions:**

11/27/2018 (O) 2018-933

**Contact Information:**

Roxanne Lawson, 832-394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/20/2019

District C

Item Creation Date: 9/25/2019

HCD19-99

Catholic Charities of the Archdiocese of Galveston-Houston

Agenda Item: II.b.

### **Background:**

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment to extend a contract with Catholic Charities of the Archdiocese of Galveston-Houston providing up to \$1,231,216.98 in Housing Opportunities for Persons with AIDS (HOPWA) funds for housing and supportive services to individuals and families living with HIV and AIDS. Catholic Charities will continue to provide the following services:

1. Tenant-Based Rental Assistance (TBRA) Program with supportive services to 45 households;
2. Short-Term Rent, Mortgage, and Utility Assistance (STRMUA) Program with supportive services to 85 households; and
3. Permanent Housing Placement Services to 20 households (PHPS).

Catholic Charities will provide housing assistance and supportive services to approximately 150 low-income households. The agency's AIDS Ministry is a holistic program providing case management, as well as housing and financial assistance for persons infected and/or affected by HIV/AIDS. The City provides approximately 97% of the budget for this program, and 3% is provided by other funding sources.

Category	Total Contract Amount	Percent
Administrative	\$86,000.00	7%
Supportive Services	\$208,949.54	17%
Supportive Services – Permanent Housing Placement (Deposits)	\$15,000.00	1%
Tenant-Based Rental Assistance Program	\$464,796.32	38%
Short-Term Rent, Mortgage, Utility Program	\$456,471.12	37%
<b>Total</b>	<b>\$1,231,216.98</b>	<b>100 %</b>

HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. Catholic Charities was one of the agencies selected. This first contract amendment will extend the funding for a 12-month period from December 1, 2019 - November 30, 2020. Catholic Charities has received HOPWA funding through the City of Houston for various contracts since 2003.

No Fiscal Note is required on grant items. This item was reviewed by the Housing & Community Affairs Committee on October 15, 2019.

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Tom McCasland, Director

### **Amount of Funding**

\$1,231,216.98 Federal Government-Grant Fund 5000

### **Prior Council Action:**

11/20/2018 (O) 2018-935

### **Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/6/2019

District D

Item Creation Date: 9/25/2019

HCD19-101

Houston SRO Housing Corporation  
Housing Opportunities for Persons with AIDS (HOPWA)

Agenda Item: II.c.

**Background:**

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and Houston SRO Housing Corporation (Houston SRO), providing \$212,797.90 of federal Housing Opportunities for Persons with AIDS (HOPWA) funds to finance the operation of a HOPWA community residence with supportive services to serve a minimum of 34 very-low income households affected by HIV/AIDS.

Supportive services include comprehensive case management and referrals for general health services, job training and placement, mental health and substance abuse counseling. Operating costs include, but are not limited to property management, utilities, and property insurance. HOPWA funds are providing approximately 71% of the cost of this project.

<b>Category</b>	<b>Total Contract Amount</b>	<b>Percent</b>
Administrative	\$12,880.00	6%
Supportive Services	\$53,068.24	25%
Operating Costs	\$146,849.66	69%
<b>Total</b>	<b>\$212,797.90</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. Houston SRO was one of the agencies selected. This first contract amendment will provide funding through November 30, 2020.

Houston SRO Housing Corporation began receiving HOPWA funds through the City in 1998.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on October 15, 2019.

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Tom McCasland, Director

**Prior Council Action:**

11-27-18 (O) 2018-932

**Amount of Funding:**

\$212,797.90 Federal Government – Grant Funded (5000)

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/6/2019

District All

Item Creation Date: 9/23/2019

HCD19-103

SEARCH Homeless Services, Inc.

Homeless Services Program

Agenda Item: II.d.

**Background:**

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and SEARCH Homeless Services, Inc. (SEARCH), providing \$390,000.00 in Texas Homeless Housing Services Program (HHSP) and \$360,000.00 in Tax Increment Reinvestment Zones (TIRZ) funds for a total of \$750,000.00.

SEARCH will provide Mobile Outreach/Welcome Center and Housing Case Management services to 1,675 persons. SEARCH's Mobile Outreach team travels throughout Houston providing interventions, assessments and referrals to services for homeless persons living on the streets and other places not meant for human habitation. The Welcome Center is a day shelter that engages clients and serves as a point of entry for a continuum of services that facilitate movement toward stabilized employment, housing, and self-sufficiency. The Housing Case Management program is designed to provide housing and supportive services on a long-term basis to formerly homeless individuals and families to assist them in sustaining housing stability. Services include on-the-spot housing assessments, and referrals to medical and mental healthcare, and substance abuse services. Clients have access to mainstream services like Harris Health's Gold Card and SNAP food stamps programs.

Category	Total Contract Services	Percent
Administrative	\$13,253.00	1.8%
Program Services	\$736,747.00	98.2%
<b>Total</b>	<b>\$750,000.00</b>	<b>100%</b>

HCDD conducted a Request for Proposals (RFP) for Public Services contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. SEARCH was one of the agencies selected and has received funding through the City of Houston since 1996. This contract amendment provides funding for 12 months through October 31, 2020. Funding for this item is included in the FY2019 Adopted Budget.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on October 15, 2019.

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Tom McCasland, Director

**Prior Council Action:**

10/4/17 (O) 2017-759; 10/31/18 (O) 2018-875

**Amount of Funding:**

\$390,000.00 State - Grant Funded (5010); \$360,000.00 - TIRZ Affordable Housing Fund (2409)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 12/4/2019

District All

Item Creation Date: 9/23/2019

HCD19-104

Houston Housing Authority – HOME TBRA

Agenda Item: II.e.

**Background:**

The Housing and Community Development Department (HCDD) recommends approval of a Second Contract Amendment between the City of Houston and Houston Housing Authority, providing an additional 12-month extension and up to \$2,400,000.00 in additional HOME Tenant Based Rental Assistance (TBRA) funds, \$218,000.00 in Homeless Housing and Service Program (HHSP) funds and \$245,000.00 in Tax Increment Reinvestment Zones (TIRZ) funds to permanently house homeless individuals as the Financial Assistance Intermediary (FAI).

The FAI helps homeless households achieve immediate and long-term housing stability by providing short- to medium-term rental assistance, rental and utility deposits, and utility payments, as needed. This funding will assist up to 200 of the most vulnerable individuals, living on our streets and in shelters, move into permanent housing. The HHA will deliver the following program services:

- (1) Management of the Houston/Harris County Continuum of Care Rapid Rehousing Collaborative financial assistance funds, and
- (2) Operation of direct rental and utility assistance to a minimum of 200 chronic or near chronic homeless clients.

The City is providing less than 59% of the budget for this program and the remaining 41% is from other federal funding sources. It should be noted that support services, including case management, will be provided to everyone served through The Way Home program. This second contract amendment provides funding through December 31, 2020.

<b>Category</b>	<b>Total Contract Amount</b>	<b>Percent</b>
Administrative	\$0.00	0%
HHSP	\$218,000.00	7.61%
TIRZ	\$245,000.00	8.56%
HOME TBRA	\$2,400,000.00	83.83%
<b>Total</b>	<b>\$2,863,000.00</b>	<b>100.00%</b>

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on October 15, 2019.

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Tom McCasland, Director

**Amount of Funding:**

\$2,400,000.00 Federal Government – Grant Fund (5000)

\$218,000.00 State - Grant Funded (5010)

\$245,000.00 TIRZ Affordable Housing Fund (2409)

**Prior Council Action:**

7/19/17 (O) 2017-0517; 1/16/19 (O) 2019-29

**Contact Information:**

Roxanne Lawson, (832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/6/2019

District I

Item Creation Date: 9/23/2019

HCD19-102

SEARCH House of Tiny Treasures

Agenda Item: II.f.

**Background:**

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between SEARCH Homeless Services (SEARCH) and the City of Houston to provide up to \$132,579.00 in Housing Opportunities for Persons With AIDS (HOPWA) funding for SEARCH’s Foshee Family House of Tiny Treasures, an early childhood development facility serving families living with HIV.

The City will grant SEARCH up to \$132,579.00 in HOPWA funds for the administration and operations of a childcare services program with supportive services. This program will provide developmentally appropriate child care services to a minimum of 16 homeless and formerly homeless households living with HIV. Supportive services include case management, transportation, counseling for the caregiver, various therapy for the children, as needed, and referral services to support the basic and emotional needs. The City provides 42% of the budget for this program, while the remaining 58% is provided by other funding sources.

<b>Category</b>	<b>Total Contract Services</b>	<b>Percent</b>
Administrative	\$9,274.00	7.00%
Supportive Services	\$123,305.00	93.00%
<b>Total</b>	<b>\$132,579.00</b>	<b>100%</b>

HCDD conducted a Request for Proposals (RFP) for HOPWA services for fiscal year 2019 with a one-year renewal option for fiscal year 2020. SEARCH was one of the agencies selected. The first contract amendment will provide funding for a 12-month period through November 30, 2020. SEARCH has received funding through the City of Houston for various contracts since 1996.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on October 15, 2019.

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Tom McCasland, Director

**Prior Council Action:**

11/28/18 (O) 2018-934

**Amount of Funding:**

\$132,579.00 Federal Government – Grant Funded (5000)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: TBD

District K

Item Creation Date: 9/13/2019

HCD19-106

Edison Arts Foundation

Agenda Item: III.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of a contract between the City of Houston and Edison Arts Foundation, providing \$2,610,000.00 in CDBG entitlement funds to finance the acquisition of a building located at 7100 W. Fuqua to house the proposed Edison Performing Arts Center (EPAC).

The financing for the project will be divided into two tranches:

- Tranche I of this project of \$2.6 million will fund the acquisition of the property, support tenant relocation, finance soft-costs, and partial demolition of the property.
- Tranche II of the project of \$3.5 million will finance the redevelopment of the property to be submitted to council at a later date.

In the event the requirements outlined in the grant agreement are not met, HCDD will finance the demolition of the building to benefit the community by fulfilling the national objective of reducing slum and blight on a spot basis.

<b>Sources</b>	<b>Amount</b>	<b>Uses</b>	<b>Amount</b>
COH/HCDD (CDBG-Entitlement)	\$2,610,000.00	Land	\$1,500,000.00
		Soft Costs	\$167,327.00
		Tenant Relocation	\$100,000.00
		Demolition	\$836,267.00
<b>Total</b>	<b>\$2,610,000.00</b>	<b>Total</b>	<b>\$2,603,594.00</b>

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on October 15, 2019.

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Tom McCasland, Director

**Amount of Funding**

\$2,610,000.00 - Federal Government - Grant Fund 5000

**Contact Information:**

Roxanne Lawson

(832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District ALL

Item Creation Date: 9/26/2019

HCD19-107

Harvey Buyout Program Guidelines (HB)

Agenda Item: III.b.

### **Background:**

The Housing and Community Development (HCDD) recommends City Council approval of an ordinance adopting guidelines for the Harvey Buyout Program (HB). This is one of the programs identified in the 2017 Flood Events (Texas Hurricane Harvey) application. Funding for this program will be received from the Texas General Land Office (GLO) in the amount of \$40,800,000.00 in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds. Proposed sites will be selected internally by HCDD in coordination with Houston Public Works (HPW) to identify developments that are environmentally vulnerable to future disasters.

These guidelines are the first step towards implementing buyout opportunities, designed to protect Houston's low-to-moderate income residents from unsafe multifamily structures damaged during Hurricane Harvey and any previous flood events.

The objective of the HB program is to help prevent localized flooding and reduce streambank erosion downstream. Program prioritization will be determined based on the following preferences:

- Properties affected by Hurricane Harvey
- Properties located in a Floodway and/or Floodplain
- Properties with repetitive flood loss from 2015-2017 in conjunction with Harvey damages
- Properties located or adjacent to an ongoing HPW mitigation project, which supports the overall program to reduce the risk of future flooding.

In addition, eligible activities and costs can be applied to the following:

1. Acquisition of existing properties/land and soft costs directly related for acquisition.
2. Demolition of structures.
3. Relocation to remove owner-occupants and/or tenants from vulnerable areas.

This program is pending approval from the GLO.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on October 15, 2019.

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Tom McCasland, Director

### **Amount of Funding**

\$40,800,000.00 - Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17) - Fund 5000

### **Contact Information:**

Roxanne Lawson  
(832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/1/2019

Citywide

Item Creation Date: 9/27/2019

HCD19-105

Homebuyer Assistance Program Funding

Agenda Item: IV.

### **Background:**

The Housing & Community Development Department recommends Council approval of allocating \$750,000.00 of existing TIRZ funds from ordinance No. 2019-432 to provide down payment and closing costs assistance through the Homebuyer Assistance Program (HAP), serving low-to-moderate income homebuyers with Hurricane Harvey recovery funding.

HAP is designed to increase homeownership opportunities for residents and to expand the supply of quality, safe, affordable housing within the City of Houston. This request is being made to resolve a funding discrepancy between the City and the Texas General Land Office (GLO) regarding technicalities of applicant eligibility. HCDD will make every effort to secure full reimbursement for all households served through Harvey funding from the GLO. The Housing & Community Development Department believes this will quickly alleviate any potential City liability and allow the HAP to move fully into DR-17 funding going forward.

Funding sources for the program includes U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership (HOME) grants, HUD Community Development Block Grants (CDBG), (Community Development Block Grant – Disaster Recovery (CDBG-DR) and City of Houston Affordable Housing Tax Increment Reinvestment Zone (TIRZ) funds.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on October 15, 2019.

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Tom McCasland, Director

### **Amount of Funding:**

\$750,000.00 – Tax Increment Reinvestment Zone (TIRZ 2409) – PREVIOUSLY APPROPRIATED

### **Prior Council Action:**

6-12-2019 (O) 2019-432

### **Contact Information:**

Roxanne Lawson  
(832) 394-6307



**EXHIBIT – “A”**

**1100 Frawley Street - Fact Sheet**

**HCD19-110**

**Agenda Item: V.**

<b>Relationship Manager (RM)</b>	Rupa Sen	<b>RM Phone</b>	832 394-6217
		<b>R M Email</b>	Rupa.sen@houstontx.gov
<b>Project Name:</b>	Frawley Street	<b>Council District Council Member</b>	H Karla Cisneros
<b>Project Address</b>	1100 Frawley Street Houston, TX 77009	<b>COH Request</b>	\$150,000.00
<b>Site Type</b>	Vacant land comprised of approximately 5,000 SF	<b>Total Acquisition Cost</b>	Acquisition of land + due diligence, closing costs
<b>Owner - Seller</b>	City of Houston – Houston Public Works - Houston Water division	<b>Contact Phone</b>	832-395-3130
<b>Contact Person</b>	Marjorie Cox	<b>Contact Email</b>	Marjorie.cox@houstontx.net

<b>Sources</b>	<b>Amount</b>	<b>Uses</b>
<b>Multi Family TIRZ 2019 Fund</b>	\$120,000.00	Acquisition of Land
<b>Multi Family TIRZ 2019 Fund</b>	\$ 30,000.00	Closing related costs and Post-closing maintenance
<b>TOTAL Estimated Acquisition Cost:</b>	<b>\$150,000.00</b>	

Transaction Overview

Houston Public Works (HPW) has declared 1100 Frawley Street as “surplus property” to the needs of their Water division. The subject land was once a Lift Station but was abandoned in 2014. This is a single standalone corner lot near Irvington Park.

HCDD has interest in acquiring this tract for their Single-Family division to build affordable housing. HCDD will enter into a Memorandum of Understanding with HPW. The property comprises approximately 5,000 square feet of land located at 1100 Frawley Street (the Property). The Purchase Price is \$120,000.00 per the appraised value. Additional costs will be incurred related to due diligence, post maintenance and closing in the amount of \$30,000.00. The department proposes to fund the full development cost.

The property is in north Houston approximately four miles from City Hall, east of Airline Drive, south of the 610 North Loop, west of Hardy Road and north of Quitman. This area is primarily comprised of single-family properties representing a wide range of ages, sizes and designs. Due to its location, this general area has experienced updating and renovation, including some new construction of residential housing units. The neighborhood is an older area of Houston, but its accessibility and proximity to downtown are considered highly desirable.

**Justification**

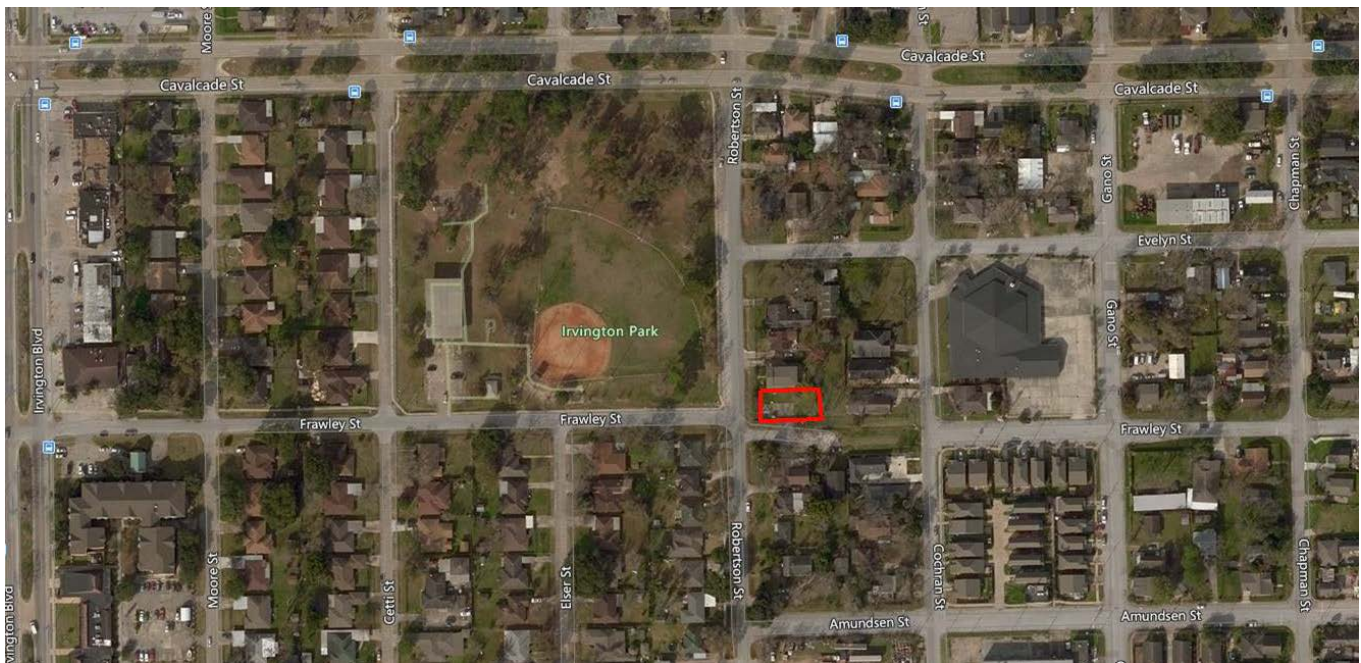
HCDD is considering this purchase to preserve affordable housing within an area experiencing a high rate of gentrification. The site will supplement an additional tract that HCDD is in the process of acquiring in the Near Northside area. The site provides HCDD an opportunity to capitalize prime Real Estate which promotes affordable housing in Houston. In addition, since Near Northside already owns units in the area owned by City/HCDD, this site will enhance the density of single family homes in the area.

**Development Opportunities**

The intended use is owner occupied Single Family affordable households (3 bedroom) under the New Home Development Program.

**Proposed Development Timeline**

After acquiring the site, HCDD anticipates a two to four month pre-development timetable to perform an evaluation of the scope of the project, secure a developer and identify potential funding sources.





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/6/2019

District ALL

Item Creation Date: 9/30/2019

Housing Committee Date: 10/15/2019

HCD 19-109

Substantial Amendments for Entitlement Grants (3)

Agenda Item: VI.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of three (3) Substantial Amendments. 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 by more than 25%, when a new activity is added or deleted, and when the scope of any activity changes.

1. HCDD is proposing to reallocate \$2,400,000.00 in HOME Investment Partnerships Program (HOME) funds from Multifamily Development activities to Tenant Based Rental Assistance activities.

<b>HOME Investment Partnership Program Grant</b>		
<b>Activity</b>	<b>Delete/Decrease</b>	<b>Add/Increase</b>
<b>The Program Year 2017 Budget is Amended as follows:</b>		
Multifamily	\$2,400,000.00	
Tenant Based Rental Assistance		\$2,400,000.00
<b>Total HOME Budget Changes:</b>	<b>\$2,400,000.00</b>	<b>\$2,400,000.00</b>

2. HCDD is proposing to transfer \$1,300,000.00 in Community Development Block Grant (CDBG) Program Year 2019 Funds from Public Facilities activities to Economic Development activities.

<b>Community Development Block Grant</b>		
<b>Activity</b>	<b>Delete/Decrease</b>	<b>Add/Increase</b>
<b>The Program Year 2019 Budget is Amended as follows:</b>		
Public Facilities	\$1,300,000.00	
Economic Development		\$1,300,000.00
<b>Total CDBG Budget Changes:</b>	<b>\$1,300,000.00</b>	<b>\$1,300,000.00</b>

3. HCDD is proposing to create a new activity of Clearance in PY 2019 for acquisition, demolition and clearance. We will also reallocate funding from Public Facilities activities to Clearance activities.

<b>Community Development Block Grant</b>		
<b>Activity</b>	<b>Delete/Decrease</b>	<b>Add/Increase</b>
<b>The Program Year 2019 Budget is Amended as follows:</b>		
Public Facilities	\$2,600,000.00	
Clearance		\$2,600,000.00
<b>Total CDBG Budget Changes:</b>	<b>\$2,600,000.00</b>	<b>\$2,600,000.00</b>

No fiscal note is required on grant items. The Housing and Community Affairs Committee reviewed this item on October 15, 2019.

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Tom McCasland, Director

**Prior Council Action:**

07/25/2017 (O) 2017-516; 05/28/2019 (O) 2019-381

**Contact Information:**

Roxanne Lawson, (832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District ALL

Item Creation Date: 10/7/2019

HCD19-111

Harvey Homeowner Assistance Program (HoAP)

Lien Modification

Agenda Item: VII.

### **Background:**

The Housing and Community Development Department recommends Council approval to modify the lien requirements on Disaster Recovery assistance through the Harvey Homeowner Assistance Program (HoAP). For assistance up to \$80,000.00, no lien will be placed on the property.

Assistance will be provided in the form of a grant, a zero-interest unsecured forgivable loan, or a zero-interest secured forgivable loan as follows:

- For assistance that is \$20,000.00 or less, it will be considered a Grant Award.
- For assistance \$20,001.00 to \$80,000.00, there will be a three (3) year unsecured compliance period.
- For assistance \$80,001.00 and up, there will be a 20 year compliance period secured by a lien.

This lien modification is designed to ensure Houstonians receive the assistance needed to recover from Harvey, without concerns about potential financial burden placed on their property.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on October 15, 2019.

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Tom McCasland, Director

### **Prior Council Action:**

12-31-18 (O) 2018-518;

1-2-2019 (O) 2019-10;

1-9-2019 (O) 2019-20;

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