

Housing & Community Affairs Committee

Agenda Items
June 22, 2020



@HoustonHCDD

HCDD Agenda

- I. Welcome/Call to Order
- II. Public Services
- III. Real Estate
- IV. Disaster Recovery (Pulled)
- V. Director's Comments
- VI. Houston Housing Authority
- VII. Baker Ripley
- VIII. Public Comments



Item II.a. – PUBLIC SERVICES

Avenue 360 (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Houston Area Community Services (HACS) dba Avenue 360, to provide up to \$185,755.00 in Housing Opportunities for Persons with AIDS - Coronavirus (HOPWA-CV) funds to help prevent and respond to the impacts of COVID-19.

HACS will provide Short Term Rent, Mortgage, and Utility Assistance (STRMUA) with supportive services for a minimum of seventy (70) HOPWA-eligible households that have been impacted by COVID-19 to prevent homelessness.

Supportive services include case management services, nutrition services, transportation, and infection control supplies/personal protective equipment.



Item II.a. – PUBLIC SERVICES

Avenue 360 (All Districts)

HACS is one of the participating agencies in the City's HOPWA program and has been selected to expand their capacity amid the COVID-19 pandemic to further assist in prevention of homelessness. HACS began receiving HOPWA funds through the City in 2000.

*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

Item III.a. – PUBLIC SERVICES

Avenue 360 (All Districts)

This agreement provides program funding for a twelve month period from July 1, 2020 – June 30, 2021.

| Category | Total Contract Amount | Percent |
|---------------------|-----------------------|---------|
| Administrative | \$18,575.00 | 10% |
| Supportive Services | \$60,000.00 | 32.3% |
| STRMUA | \$107,180.00 | 57.7% |
| Total | \$185,755.00 | 100% |

Item II.b. – PUBLIC SERVICES

Brentwood Community Foundation (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Brentwood Economic Community Development Corporation (Brentwood) dba Brentwood Community Foundation, providing up to \$133,913.00 in Housing Opportunities for Persons with AIDS - Coronavirus (HOPWA-CV) funds to help prevent and respond to the impacts of COVID-19.

Brentwood will provide Short Term Rent, Mortgage, and Utility Assistance (STRMUA) with supportive services for a minimum of eighty (80) HOPWA-eligible households that have been impacted by COVID-19, to prevent homelessness. Supportive services include case management, mental health counseling, and nutritional services.



Item II.b. – PUBLIC SERVICES

Brentwood Community Foundation (All Districts)

Brentwood is one of the participating agencies in the City’s HOPWA program and has been selected to expand their capacity amid the COVID-19 pandemic to further assist in prevention of homelessness. Brentwood began receiving HOPWA funds through the City in 1995.

*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).



Item II.b. – PUBLIC SERVICES

Brentwood Community Foundation (All Districts)

This agreement provides funding for a 12-month period from July 1, 2020 – June 30, 2021.

| Category | Total Contract Amount | Percent |
|---------------------|-----------------------|---------|
| Administrative | \$13,391.00 | 10% |
| Supportive Services | \$15,702.00 | 11.7% |
| STRMUA | \$104,820.00 | 78.3% |
| Total | \$133,913.00 | 100% |

Item II.c. – PUBLIC SERVICES

Catholic Charities (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities), providing up to \$421,251.00 in Housing Opportunities for Persons with AIDS - Coronavirus (HOPWA-CV) funds to help prevent and respond to the impacts of COVID-19.

Catholic Charities will provide Short Term Rent, Mortgage, and Utility Assistance (STRMUA) with supportive services for a minimum of fifty (50) HOPWA-eligible households that have been impacted by COVID-19, to prevent homelessness. Supportive services include case management, life skills, and support groups as well as permanent housing placement services that include the first month's rent and deposits.

Item II.c. – PUBLIC SERVICES

Catholic Charities (All Districts)

Catholic Charities is one of the participating agencies in the City's HOPWA program and has been selected to expand their capacity amid the COVID-19 pandemic to further assist in prevention of homelessness. Catholic Charities began receiving HOPWA funds through the City in 2003.

*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).



Item II.c. – PUBLIC SERVICES

Catholic Charities (All Districts)

This contract provides funding for a 12-month period from July 1, 2020 – June 30, 2021.

| Category | Total Contract Amount | Percent |
|---|-----------------------|-------------|
| Administrative | \$42,126.00 | 10% |
| Supportive Services | \$79,875.00 | 19% |
| Supportive Services (Permanent Housing Placement) | \$11,250.00 | 3% |
| STRMUA | \$288,000.00 | 68% |
| Total | \$421,251.00 | 100% |

Item II.d. – PUBLIC SERVICES

Montrose Center (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and The Montrose Center, providing \$670,220.00 in Housing Opportunities for Persons with AIDS - Coronavirus (HOPWA-CV) funds to help prevent and respond to the impacts of COVID-19.

The Montrose Center will provide Short Term Rental, Mortgage, and Utility Assistance (STRMUA), Tenant Based Rental Assistance (TBRA), and supportive services to a minimum of 180 HOPWA-eligible households impacted by COVID-19, to prevent homelessness. Supportive services include permanent housing placement services (PHPS), case management, professional counseling and other supportive services.



Item II.d. – PUBLIC SERVICES

Montrose Center (All Districts)

The Montrose Center is one of the participating agencies in the City's HOPWA program and has been selected to expand their capacity amid the COVID-19 pandemic to further assist in the prevention of homelessness.

*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

Item II.d. – PUBLIC SERVICES

Montrose Center (All Districts)

This agreement provides funding for a 12-month period from July 15, 2020 - July 15, 2021.

| Category | Total | Percent |
|----------------------------|--------------|---------|
| Administrative | \$66,019.00 | 9.85% |
| Supportive Services | \$85,701.86 | 12.79% |
| Supportive Services - PHPS | \$8,489.14 | 1.27 % |
| STRMU | \$310,010.00 | 46.25% |
| TBRA | \$200,000.00 | 29.84% |
| Total | \$670,220.00 | 100.00% |

Item II.e. – PUBLIC SERVICES

Houston Area Women's Center (District C)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston and Houston Area Women’s Center (HAWC), providing up to \$647,637.00 in Emergency Solutions Grant – Coronavirus (ESG-CV) funds for the following services:

1. Case management for survivors of domestic violence and sexual assault;
2. Non-congregant emergency shelter;
3. Security Services; and
4. Client supplies, food and transportation services

HAWC will provide these emergency services to women, children, and men who are victims of domestic violence and/or sexual assault and residing in the city of Houston.

Item II.e. – PUBLIC SERVICES

Houston Area Women's Center (District C)

COVID-19, social isolation and social distancing has increased the number of domestic violence incidents and families fleeing domestic violence, creating a greater need for family safety. HAWC will deploy a COVID-19 emergency shelter response model, based on the current SAFE HARBOR approach that is used when shelter is at capacity and a high-risk situation requires immediate intervention.

ESG-CV funds will provide 100% of the total cost of this activity. This is HAWC's first ESG-CV contract.

Item II.e. – PUBLIC SERVICES

Houston Area Women's Center (District C)

*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

Item II.e. – PUBLIC SERVICES

Houston Area Women's Center (District C)

The term of this contract will be July 1, 2020 – December 31, 2020.

| Category | Contract Amount | Percentage |
|------------------------|-----------------|------------|
| Program Administration | \$60,453.65 | 9.33% |
| Program Services | \$587,183.35 | 90.67% |
| Total | \$647,637.00 | 100% |

Item III.a. – REAL ESTATE

11810 Chimney Rock (District: K)

Seller will convey the land to the City subject to the following restrictions and conditions:

1. The Property shall be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or floodplain and wetlands management practices.
2. No new structure will be erected on property acquired, accepted, or from which a structure was removed under the acquisition or relocation program other than: (a) a public facility that is open on all sides and functionally related to a designated open space (e.g., a park, campground, or outdoor recreation area); (b) a rest room; or (c) a flood control structure.

Item III.a. – REAL ESTATE

11810 Chimney Rock (District: K)

3. No subsequent application for additional disaster assistance for any purpose or to repair damage or make improvements of any sort will be made by the recipient to any Federal entity in perpetuity.

The Purchase Price is \$10,700,000.00, is based on appraisal, plus additional due diligence and closing costs totaling approximately \$100,000.00.

The MVB Program was approved by Ordinance No. 2019-109, adopted on February 19, 2019.

Item III.a. – REAL ESTATE

11810 Chimney Rock (District: K)

The Seller understands that there is no obligation to sell the Property under the MVB Program, but the seller does so voluntarily, and that power of eminent domain will not be used to acquire the Property. The purchase of the Property is subject to environmental clearance from HUD and other approvals from the program guidelines from the Texas General Land Office.

The following is a breakdown of estimated costs:

| Sources | Amount | Uses |
|------------|-----------------|---|
| CDBG- DR16 | \$10,700,000.00 | Purchase Price |
| CDBG- DR16 | \$100,000.00 | Estimated Due Diligence & closing costs |
| Total | \$10,800,000.00 | Estimated Total |



Item III.a. – REAL ESTATE

11810 Chimney Rock (District: K)



Item III.b. – REAL ESTATE

5117 Lavender (District: B)

An Ordinance authorizing an Option Agreement between the City of Houston (City) and Lavender Apartments, LLC (Seller), providing \$4,100,000.00 in Community Development Block Grant - Disaster Recovery 2017 (CDBG - DR17) funds for the purchase of 5117 Lavender Street (Property), which is eligible under the CDBG - DR17 Harvey Buyout (HB) Program.

The Property comprises approximately 2.4926 acres of land and 40,000 sq. ft of improvements, and is located at 5117 Lavender Street, Houston, TX 77026. The \$4,000,000.00 purchase price is based on appraisal, plus additional due diligence and closing costs totaling approximately \$100,000.00. The HB Program was approved by Ordinance No. 2020-0181, adopted on March 10, 2020.

Item III.b. – REAL ESTATE

5117 Lavender (District: B)

Seller will convey the land to the City subject to the following restrictions and conditions:

1. The Property shall be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or floodplain and wetlands management practices.
2. No new structure will be erected on property acquired, accepted, or from which a structure was removed under the acquisition or relocation program other than: (a) a public facility that is open on all sides and functionally related to a designated open space (e.g., a park, campground, or outdoor recreation area); (b) a rest room; or (c) a flood control structure.

Item III.b. – REAL ESTATE

5117 Lavender (District: B)

3. No subsequent application for additional disaster assistance for any purpose or to repair damage or make improvements of any sort will be made by the recipient to any Federal entity in perpetuity.

The Seller understands that there is no obligation to sell the Property under the HB Program, but the seller does so voluntarily, and that power of eminent domain will not be used to acquire the Property.

The purchase of the Property at 5117 Lavender is subject to environmental clearance from the U.S. Department of Housing and Urban Development and other approvals from the program guidelines from the Texas General Land Office.



Item III.b. – REAL ESTATE

5117 Lavender (District: B)

The following is a breakdown of expected costs:

| Sources | Amount | Uses |
|------------|----------------|--|
| CDBG- DR17 | \$4,000,000.00 | Estimated Purchase Price |
| CDBG- DR17 | \$100,000.00 | Estimated Due Diligence closing post maintenance costs |
| Total | \$4,100,000.00 | Estimated Total |

Item III.b. – REAL ESTATE

5117 Lavender (District: B)



DIRECTOR'S COMMENTS

Community Office Hours

**COMMUNITY
OFFICE HOURS**
On The Road!

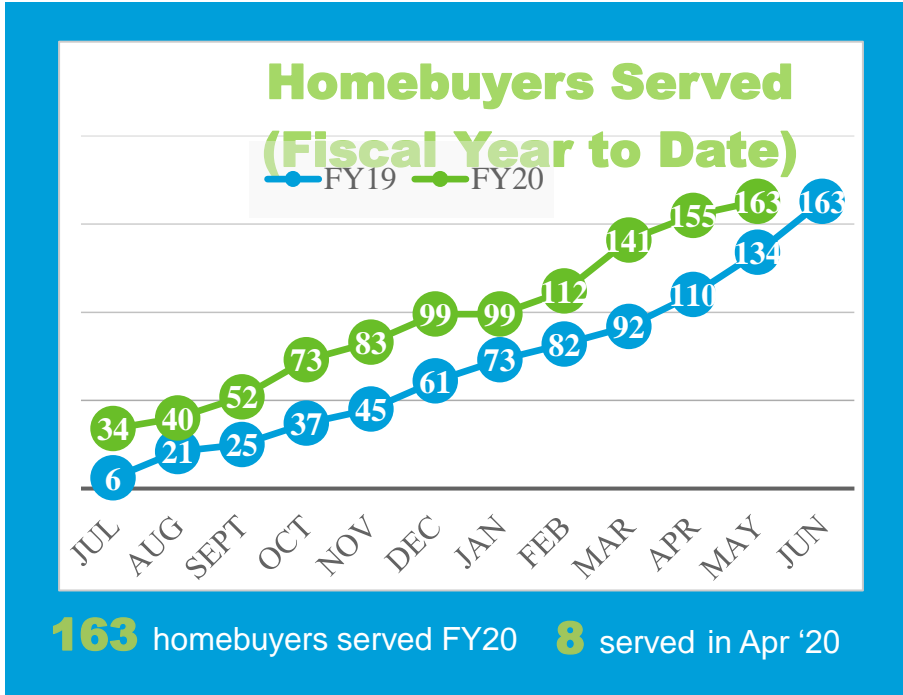
ALL HCCD EVENTS

POSTPONED

Until Further Notice...

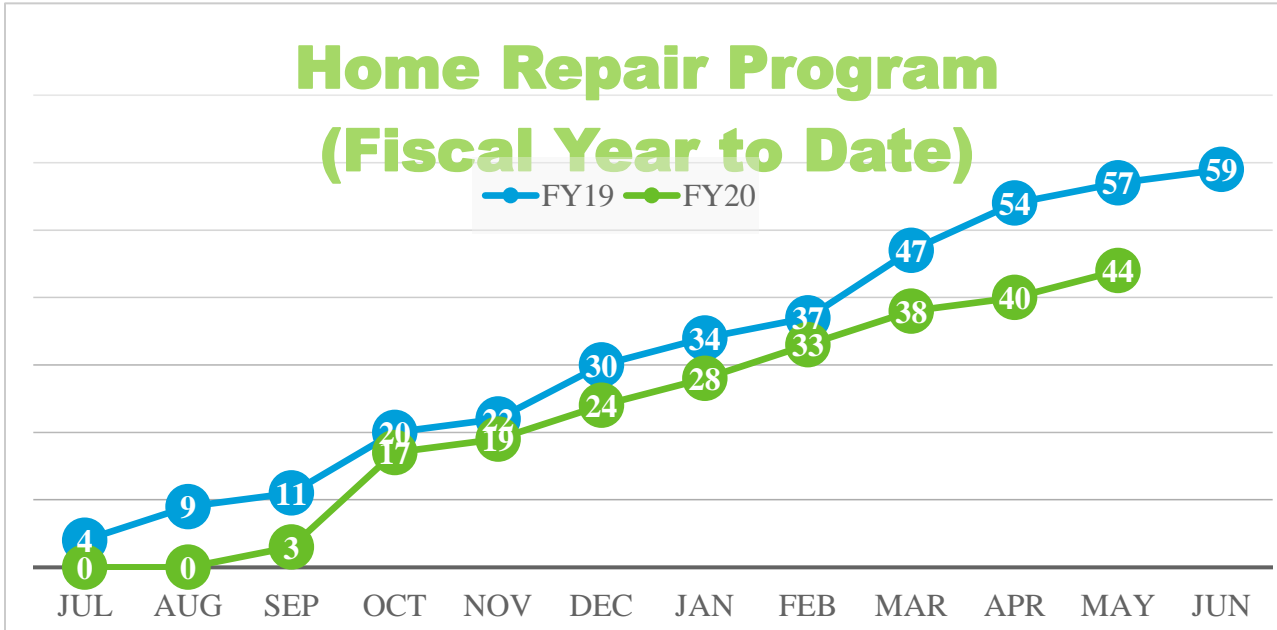


Homebuyer Assistance Program



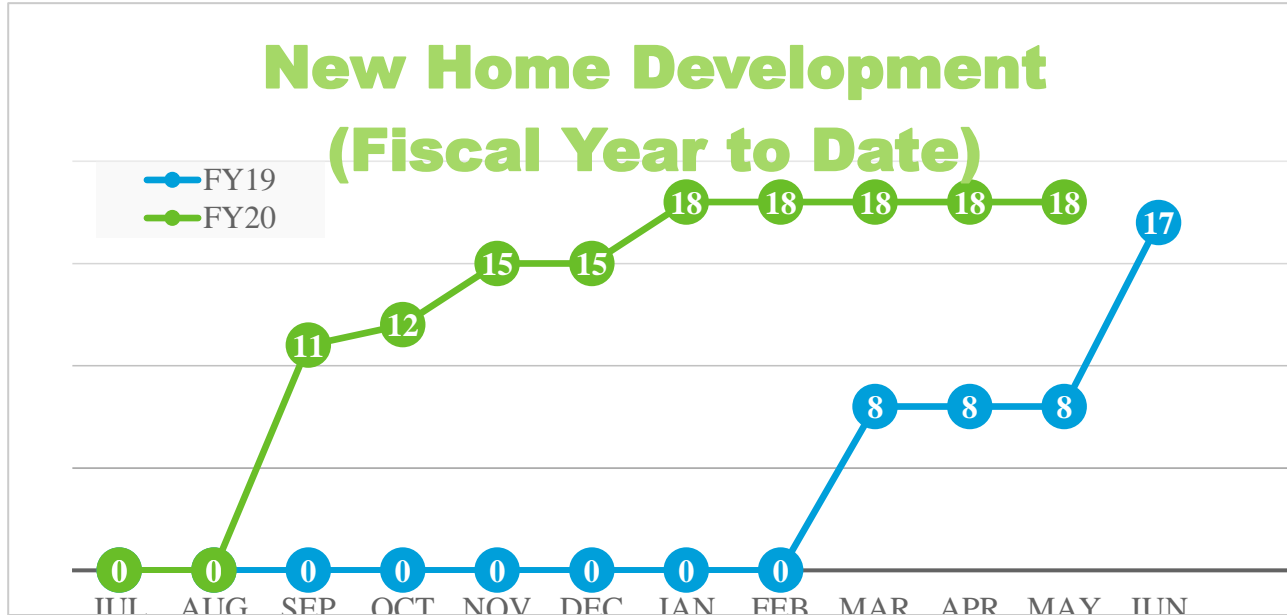
Provides up to \$30,000 to help Houstonians purchase a home

Single Family Home Repair Program



Repairs and reconstructs existing homes
for homeowners

New Home Development Program



NHD builds new homes for sale at
affordable prices

Other Programs (Fiscal Year to Date)

36,595

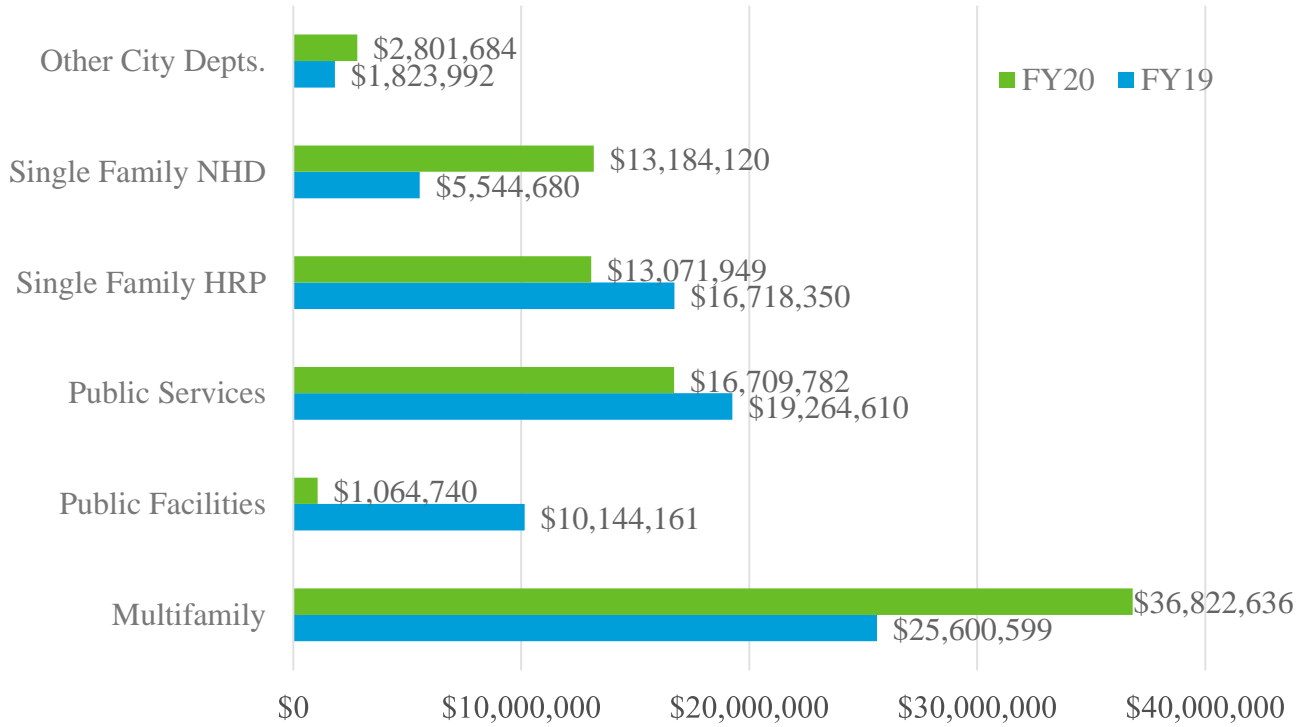
Service Visits –
Public Services (FY '20)

10

Projects under construction –
Public Facilities (FY '20)

Note: Public Services numbers have a one-month lag in reporting due to the nature of these programs.

Spending by Program Area FY19 vs. FY20



THANK YOU!



HOUSTON
HOUSING AUTHORITY

HOUSTON HOUSING AUTHORITY

Introduction & Major
Development Updates



OUR MISSION

To improve lives by providing quality, affordable housing options and promoting education and economic self-sufficiency



HOUSTON
HOUSING AUTHORITY





AGENDA

- I. Introduction
- II. Major Development Updates



HOUSTON'S HOUSING LANDSCAPE

HOUSTON RANKS

#1 #5

**WORST WORST
IN TEXAS IN THE U.S.**

FOR SEVERE AFFORDABLE
HOUSING SHORTAGES

OUR CITY ONLY HAS

19 UNITS

THAT ARE AFFORDABLE FOR
EVERY 100 HOUSEHOLDS IN NEED

OVER

430,000

HOUSTON RENTER
HOUSEHOLDS (ALOMST 50%)
ARE COST-BURDENED, MEANING
THEY SPEND MORE THAN 30%
OF INCOME ON RENT

EXAMPLES OF HOUSTONIANS
STRUGGLING TO FIND
AFFORDABLE HOUSING:



TEACHERS & CLASSROOM ASSISTANTS •
POLICE OFFICERS • FIRE FIGHTERS • MEDICAL PERSONNEL
(NURSES, NURSING ASSISTANTS, HOME HEALTH AIDES) •
CITY EMPLOYEES • MINIMUM WAGE WORKERS
(BARISTAS, FOOD SERVICE, RETAIL AND GROCERY
WORKERS) • BUS DRIVERS • JANITORS &
CUSTODIANS • HOUSEKEEPERS & NANNIES

HHA DEMOGRAPHICS

HHA IS THE LARGEST PROVIDER OF AFFORDABLE HOUSING IN HOUSTON.

NEARLY HALF OF HOUSTONIANS SERVED ARE CHILDREN.

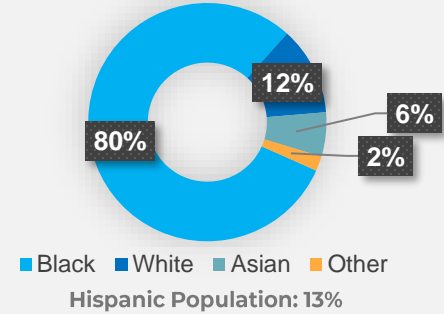
| PROGRAM | PEOPLE SERVED | AVAILABLE UNITS | WAITLIST |
|--------------------------------|---------------|-----------------|---------------------------|
| Public Housing | 7,698 | 3,231 | 103,933 *includes PBRA |
| Tax Credits | 5,560 | 2,368 | 4,266 |
| Housing Choice Voucher Program | 45,025 | 18,093 | 25,571 |
| TOTAL | 58,283 | 23,692 | 133,770 |

PUBLIC HOUSING

Average Income: \$12,238

| AGE DEMOGRAPHICS | |
|------------------|-----|
| 62+ (ELDERLY) | 14% |
| 18-64 | 37% |
| 17 & UNDER | 49% |

RACE

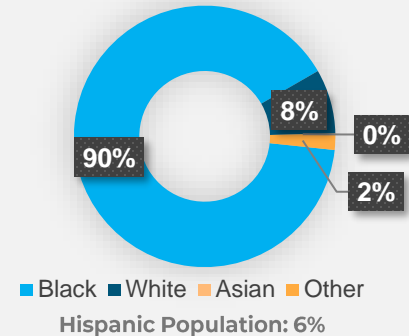


HCVP

Average Income: \$14,789

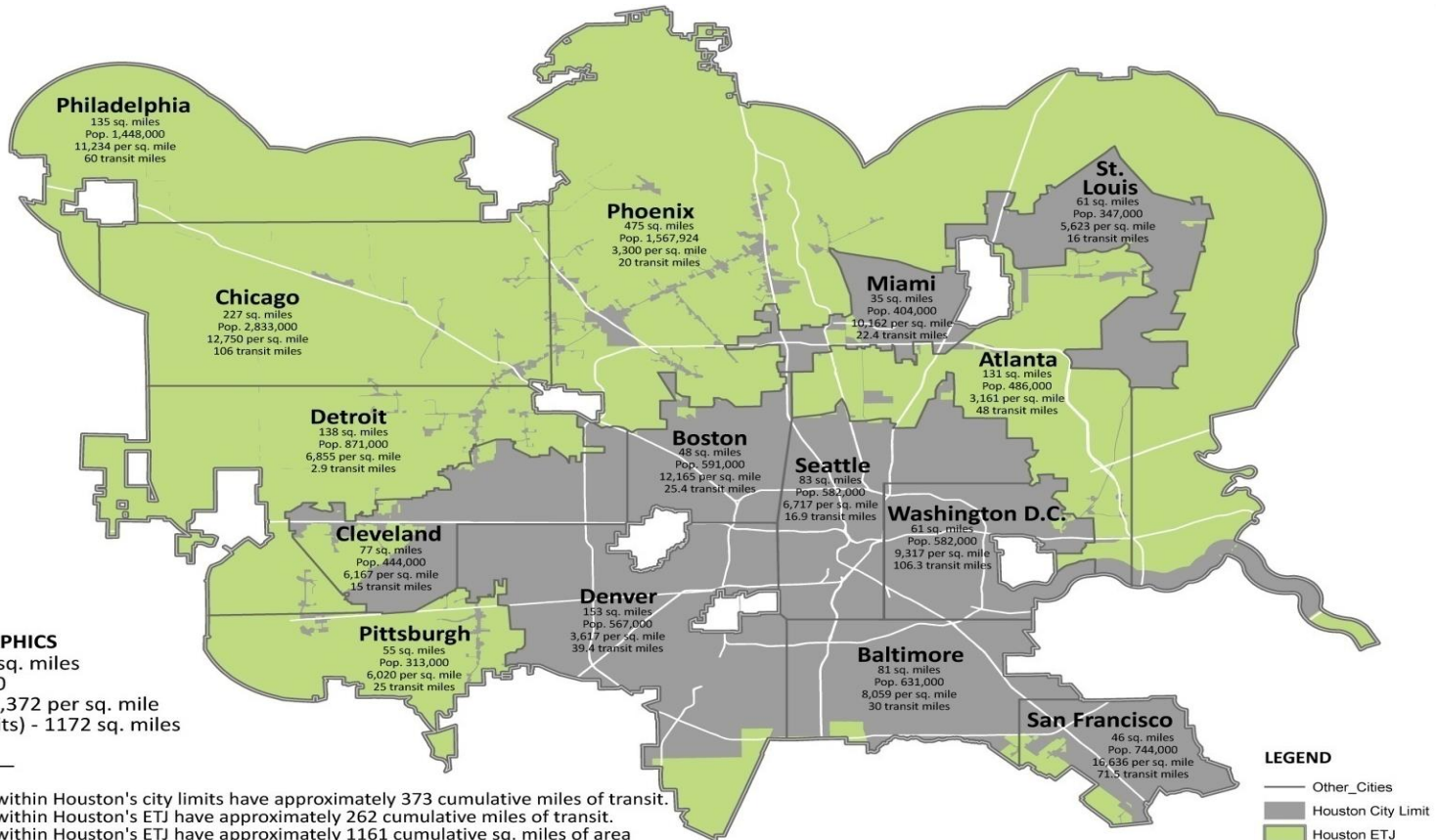
| AGE DEMOGRAPHICS | |
|------------------|-----|
| 62+ (ELDERLY) | 9% |
| 18-64 | 44% |
| 17 & UNDER | 47% |

RACE



Note: numbers are rounded

HHA's JURISDICTION



HOUSTON DEMOGRAPHICS

City of Houston - 644 sq. miles
 Population - 2,145,000
 Population Density - 3,372 per sq. mile
 ETJ (excluding city limits) - 1172 sq. miles
 Transit - 7.5 miles

MAP NOTES

- The cities represented within Houston's city limits have approximately 373 cumulative miles of transit.
- The cities represented within Houston's ETJ have approximately 262 cumulative miles of transit.
- The cities represented within Houston's ETJ have approximately 1161 cumulative sq. miles of area

LEGEND

- Other_Cities
- Houston City Limit
- Houston ETJ

HOUSING CHOICE VOUCHER OPERATIONS

SINCE THE ONSET OF COVID-19 HHA HAS PERFORMED HUNDREDS OF



VIRTUAL INSPECTIONS

ALL BRIEFINGS ARE NOW CONDUCTED VIA ZOOM



ZOOM BRIEFINGS HAS ALLOWED HHA TO SUCCESSFULLY ISSUE VOUCHERS WITHOUT IN-PERSON MEETINGS

VOUCHERS ARE EMAILED TO CLIENTS TO ENDORSE REMOTELY USING THEIR DEVICES



THE OUTBOUND CALL CENTER HAS MADE

14,542 WELLNESS CALLS

SINCE APRIL 14

PUBLIC HOUSING OPERATIONS



MULTIFAMILY & ROSS SERVICE COORDINATORS PROVIDED

474 INTAKE / ASSESSMENTS

2,195 PHONE CONTACTS

91 REFERRALS

SINCE APRIL

HHA SECTION 3 PROGRAM PROVIDED

275 ENROLLMENTS & TEMP. AGENCY REGISTRATIONS

551 PHONE CONTACTS

151 REFERRALS

SINCE APRIL



HOUSTON HOUSING AUTHORITY

DONATIONS

OUR KIND PARTNERS AT ZOE'S KITCHEN, THE YMCA SENIOR NUTRITION PROGRAM AND THE HOUSTON FOOD BANK ENABLED US TO PROVIDE

28,160 MEALS



SERVED
1,971
RESIDENTS



DISTRIBUTED
22,497
HOT LUNCHES



SERVED
160
RESIDENTS



DISTRIBUTED
4,240
MEALS



DONATED
80
FACE MASKS

SENIOR NUTRITION PROGRAM

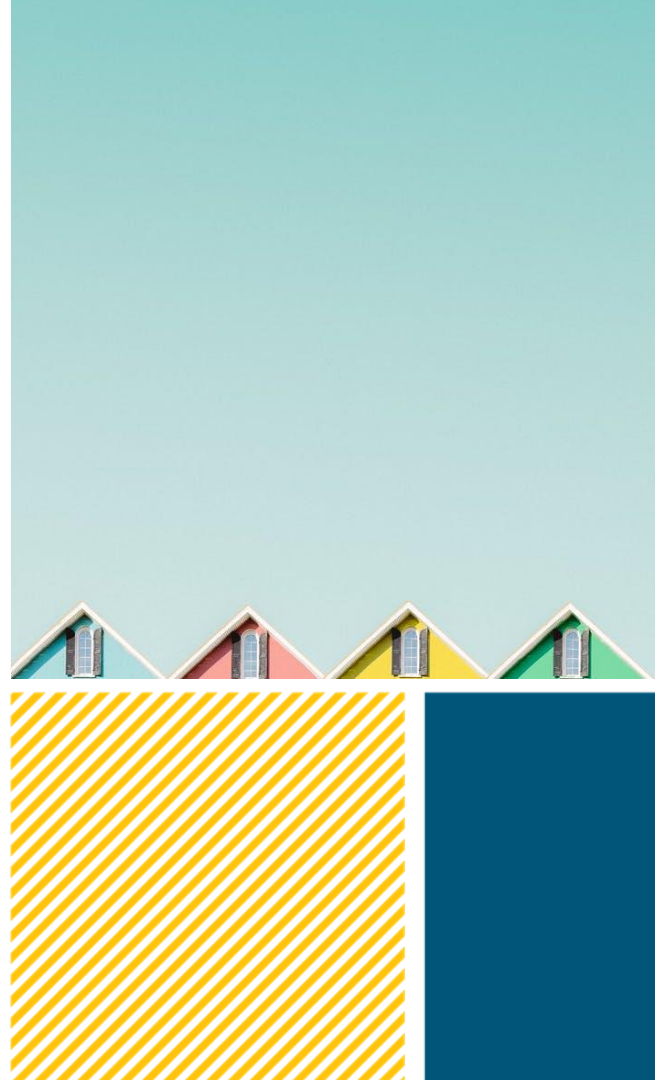


SERVED
571
RESIDENTS



DISTRIBUTED
1,568
FOOD BOXES

MAJOR DEVELOPMENT UPDATES



MIXED-INCOME APPROACH

Mixed-income communities are an innovative housing model that HHA is implementing in development efforts.

WHAT ARE MIXED-INCOME COMMUNITIES?

A community comprised of housing units at different levels of affordability. This typically include market rate units and units for low- and middle-income households.

WHAT ARE THE BENEFITS OF MIXED-INCOME COMMUNITIES?



REDUCED ECONOMIC SEGREGATION



AVOID DISPLACEMENT OF GENTRIFIED COMMUNITIES



INCREASED PROPERTY VALUES



INCREASED OPPORTUNITIES FOR LOW- & MID- INCOME FAMILIES

MIXED-INCOME HOUSING BENEFITS COMMUNITIES.

Mixed-income housing is a model for affordable housing intended to provide safe, quality housing for people with diverse income classifications.

Mixed-income housing communities include diverse types of housing:



SINGLE-FAMILY HOMES



APARTMENTS



TOWNHOMES

Mixed-income housing increases property values, stabilizes and diversifies communities, and results in better quality homes and services.*

*SOURCE: STANFORD U.S. "WHY WANTS AFFORDABLE HOUSING THEIR BACKYARD? AN EQUILIBRIUM ANALYSIS OF LOW-INCOME PROSPERITY DEVELOPMENT," 2013.

BENEFITS

Mixed-income communities can help Houston confront the issues of income inequality and residential economic segregation growing across the city.

HUD states mixed-income housing raises the standard of living for low-income residents.*




*SOURCE: HUD OFFICE OF POLICY DEVELOPMENT AND RESEARCH (PD&R), "CONFRONTING CONCENTRATED POVERTY WITH A MIXED-INCOME STRATEGY," 2013.

WORKFORCE HOUSING

While Public Housing and HVCP support lower-income Houstonians, HHA also provides workforce housing to mid-income professionals.

| | |
|------------|---|
| >50% AMI | RETAIL AND GROCERY CASHIERS, BARISTAS, FOOD SERVERS, HOME HEALTH AIDES, NURSING ASSISTANTS, YARD WORKERS, JANITORS & HOUSEKEEPERS |
| 50-80% AMI | BUS DRIVERS, NANNIES, SECURITY GUARDS, TEACHER'S ASSISTANTS, RECEPTIONISTS, NAIL TECHNICIANS, RESTAURANT COOKS, ADMINISTRATIVE ASSISTANTS |
| 80% AMI | TEACHERS, FIREFIGHTERS, POLICE OFFICERS, PARALEGALS, BOOKKEEPERS, JOURNALISTS |



WHAT IS WORKFORCE HOUSING?

Workforce housing is housing designed to provide employed, middle-income workers the opportunity to avoid displacement caused by rising home prices.





Workforce housing provides employed essential workers like police officers and teachers access to quality, affordable homes in close proximity to their jobs.

FAST FACTS:
To qualify for workforce housing, applicant(s) must adhere to area median income (AMI) limits which states that an applicant's income cannot exceed 80% of the AMI in order to be eligible. HUD calculates AMI on an annual basis for each metropolitan area and non-metropolitan county, making adjustments for household size.

EXAMPLE:

| HOUSEHOLD SIZE | 80% AREA MEDIAN INCOME |
|----------------|------------------------|
| 1-person | \$42,750 |
| 2-person | \$48,850 |
| 3-person | \$54,950 |

WHO BENEFITS FROM WORKFORCE HOUSING?

- 
LAW ENFORCEMENT OFFICERS
- 
TEACHERS
- 
ESSENTIAL WORKERS: FIREMEN/WOMEN, PARAMEDICS, ETC.
- 
NURSES HEALTHCARE PROFESSIONALS

EAST END

- Identified as a Complete Community by the City of Houston with need for affordable housing.
- 51% of Second Ward renters are cost-burdened and historic residents face gentrification.
- Clayton Homes & Kelly Village residents face displacement with I-45 expansion & HHA is required to build replacement units within a 2-mile radius
- Innovative mixed-income approach will foster an income-diverse community with deeply affordable, affordable (workforce housing) and market-rate units.
- HHA reports to several entities and follows HUD processes to ensure East End efforts are safe, fair and permissible.

CLAYTON HOMES REPLACEMENT



STANDARD ON JENSEN

Developer: Ojala

Community type: Tax credit, mixed income

600 Units:

- 51% affordable (85 Clayton replacement units; remaining are workforce)
- 49% market rate

800 MIDDLE ST

Developer: NRP

Community type: Tax credit, mixed income

Units:

- Phase 1: 385 affordable units (95 will be Clayton replacement)
- Phase 2: Mixed income, which will blend market rate and affordable
- Phase 3: 100+ townhomes with affordable homeownership opportunity

800 MIDDLE ST



STANDARD ON JENSEN



CLAYTON RELOCATION PLAN

- Hurricane Harvey destruction forced 112 Clayton families to relocate.
- HHA's initial plan was to complete construction and welcome remaining Clayton families to their new community before the Tx-DOT demolition.
- NIMBY opposition have stalled efforts, and now Clayton Homes and some Kelly Village families will be required to move twice.
- HHA has identified a relocation firm to ensure residents are informed and provided their rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and to assist residents coordinate and plan their move.
- Once the East End communities are built, relocated Clayton and Kelly (373 households) residents will receive first right of refusal to return.

SENIOR DEVELOPMENTS

- HHA serves more than 1,000 Houston seniors through public housing.
- 2100 Memorial and Telephone Rd will see major renovations and modernized improvements.

2100 MEMORIAL



- 196-unit senior affordable housing community
- 4% Tax Credit with Columbia Residential
- Will be designed with underground detention to prevent future flooding

TELEPHONE RD



- 200-unit affordable senior community
- HHA's first 9% tax credit with a funding award of \$19.4 million over a span of 10 years to upgrade and modernize one of the agency's oldest affordable senior communities

PFC DEVELOPMENTS

- There is a severe shortage of affordable housing in the City of Houston. Few tools are available that allow HHA to consistently acquire or develop safe, quality housing with long-term affordability. A public facility corporation (“PFC”) is a dependable tool permitted by Chapter 303 of the Texas Local Government Code for that public purpose.
- PFCs, when used by housing authorities, can provide an efficient, valuable incentive to encourage developers and investors to acquire and build affordable housing.

STANDARD HEIGHTS (EXAMPLE OF PFC DEAL)

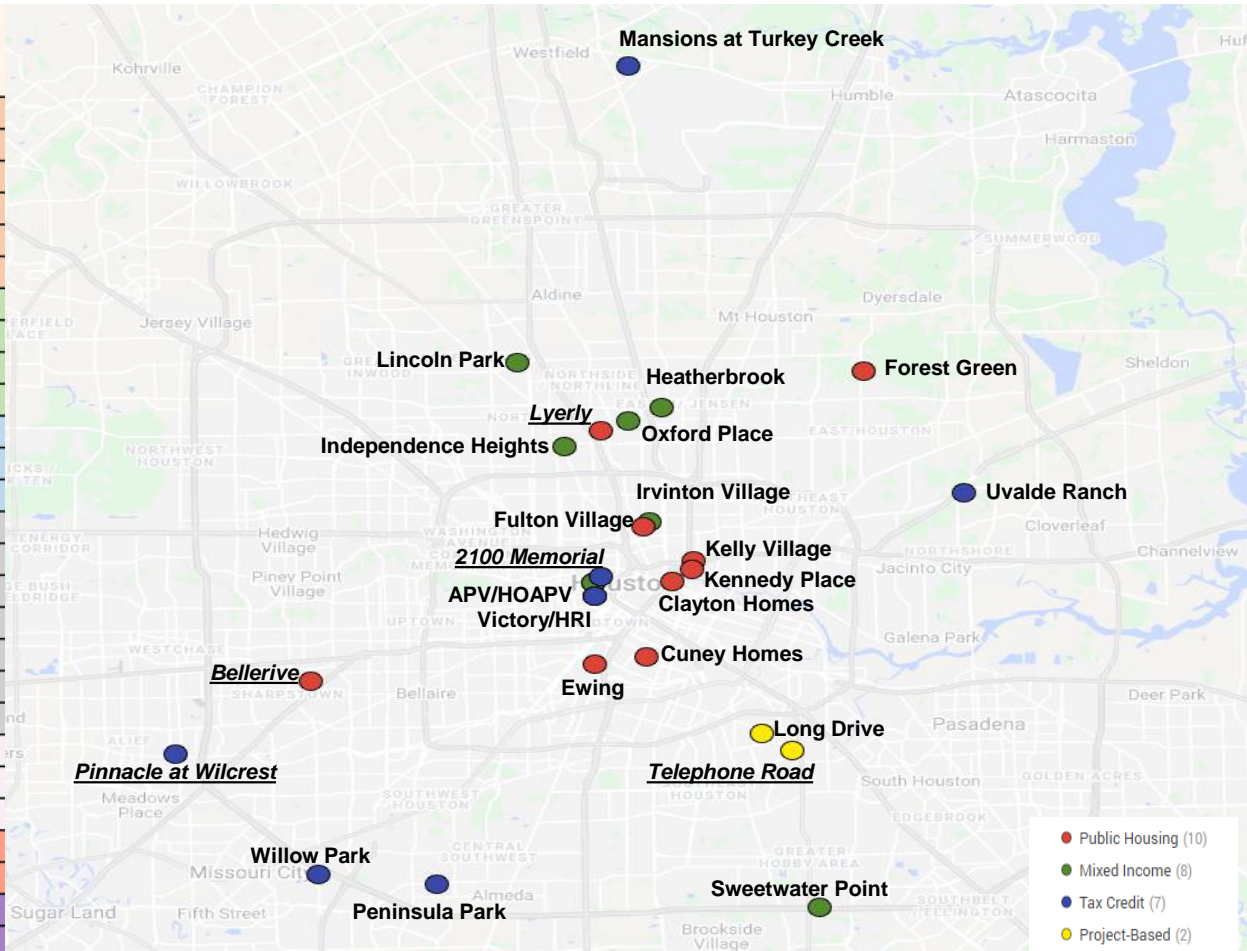


- 301-unit, mixed-income community developed through a public-private partnership
- 51% of the units will be set-aside to residents earning at or below 80% of the area median income
- Units are set to be delivered in the second quarter of 2020.

HHH DEVELOPMENTS

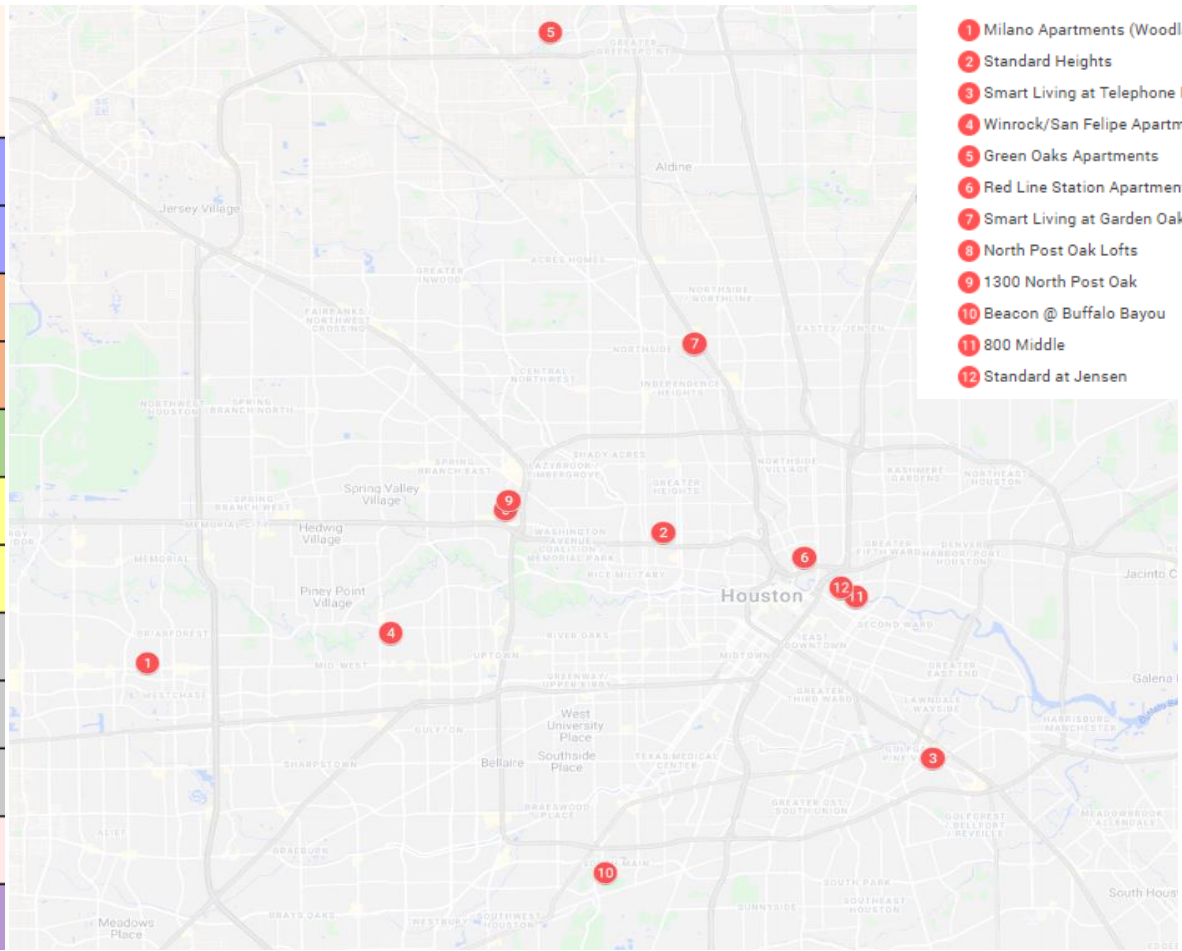
CURRENT PROPERTIES

| City Council District | Property | Type of Housing Program |
|-----------------------|-----------------------|-------------------------|
| B | Heatherbrook | Mixed Income |
| | Lincoln Park | Mixed Income |
| | Forest Green | Public Housing |
| | Kelly Village | Public Housing |
| | Kennedy Place | Public Housing |
| | Turkey Creek | Tax Credit |
| C | Allen Parkway Village | Mixed Income |
| | HOAPV | Mixed Income |
| | Historic Rental | Public Housing |
| | Victory Place | Tax Credit |
| D | Sweetwater | Mixed Income |
| | Cuney Homes | Public Housing |
| | Ewing | Public Housing |
| H | Independence Heights | Mixed Income |
| | Fulton Village | Mixed Income |
| | Oxford Place | Mixed Income |
| | Clayton Homes | Public Housing |
| | Irvinton Village | Public Housing |
| | Lyerly | Public Housing |
| | 2100 Memorial | Tax Credit |
| I | Long Drive | Project-Based |
| | Telephone Road | Project-Based |
| | Uvalde Ranch | Tax Credit |
| J | Bellerive | Public Housing |
| | Pinnacle at Wilcrest | Tax Credit |
| K | Peninsula Park | Tax Credit |
| | Willow Park | Tax Credit |



FUTURE MIXED-INCOME DEVELOPMENTS

| City Council District | Property | Type of Housing Program |
|-----------------------|-------------------------------|-------------------------|
| A | 1300 North Oak Post | Mixed Income |
| | North Post Oak Apartments | Mixed Income |
| B | Green Oaks Apartments | Mixed Income |
| | Standard at Jensen | Mixed Income |
| C | Standard Heights | Mixed Income |
| G | Milano Apartments | Mixed Income |
| | Winrock Apartments | Mixed Income |
| H | Smart Living @ Garden Oaks | Mixed Income |
| | Redline Apartments | Mixed Income |
| | 800 Middle Street | Mixed Income |
| I | Smart Living @ Telephone Road | Mixed Income |
| K | Beacon at Buffalo Bayou | Mixed Income |



THANK YOU



City of Houston Rental Assistance Program

Presentation to Housing and Community Affairs Committee

Monday June 22, 2020

Presenter - Rene Solis, Chief Program Officer

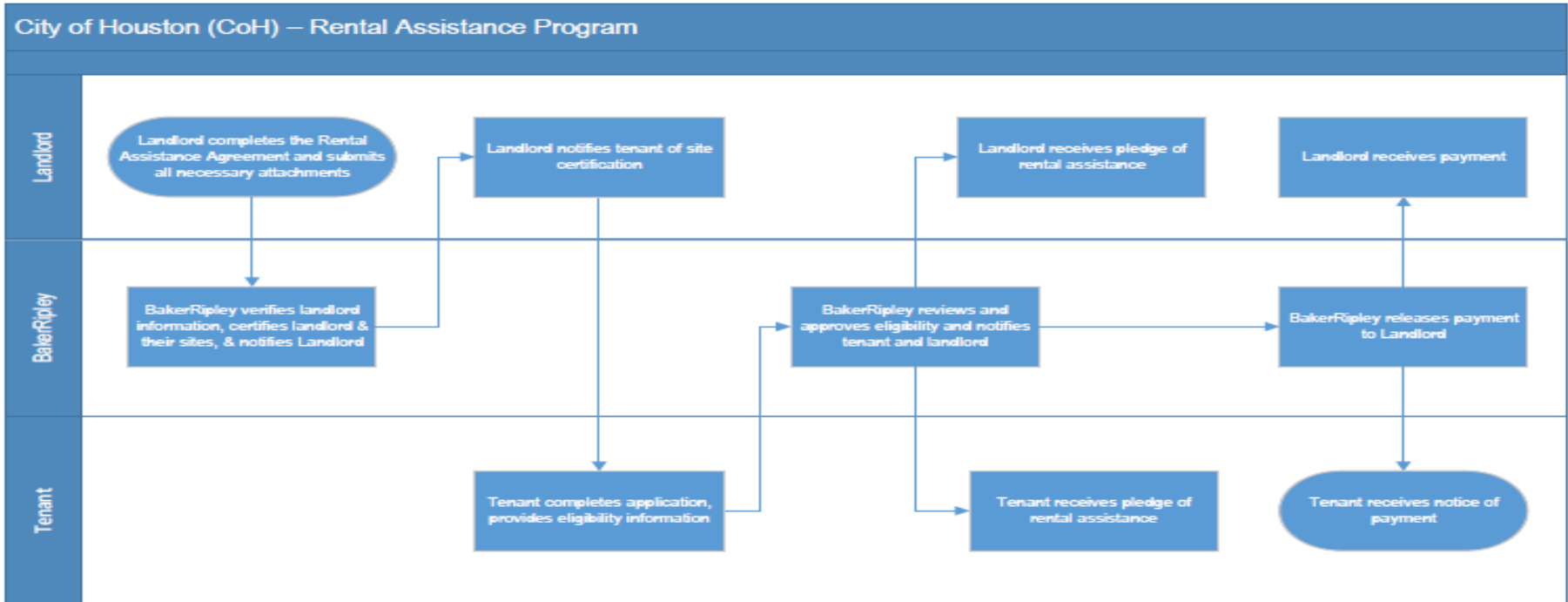
BakerRipley
Community Developers

Agenda

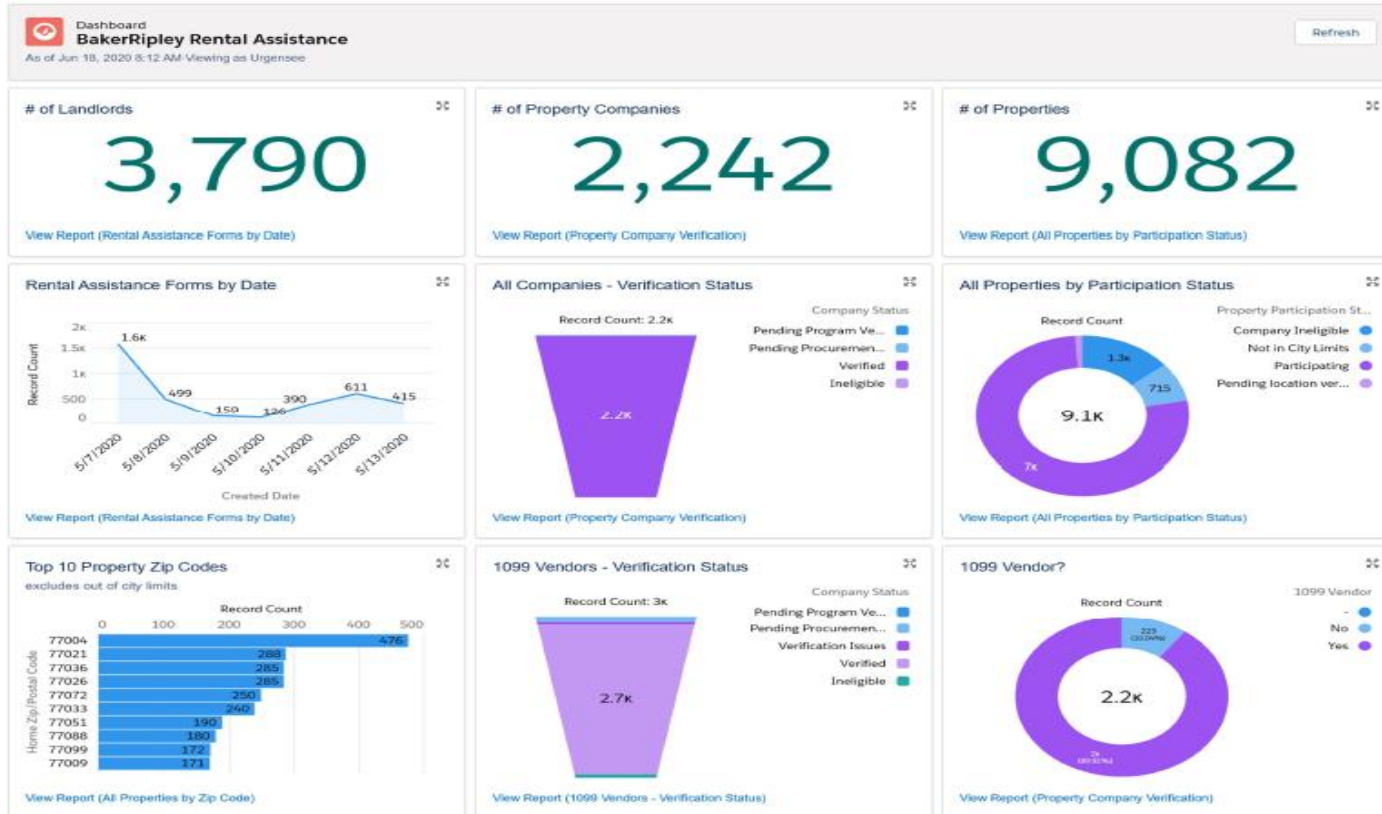
1. discuss the Program Design of the city of Houston rental assistance program
2. discuss results of landlord participation
3. discuss results of tenant applications
4. discuss results of payments
5. discuss results of social vulnerability Equity analysis & final steps of the program

Program Design – The Texas Two-Step

Our goal was to enroll participating Landlords and accept Tenant applications in such a way to ensure timely and accurate payments



Results– Landlord Participation

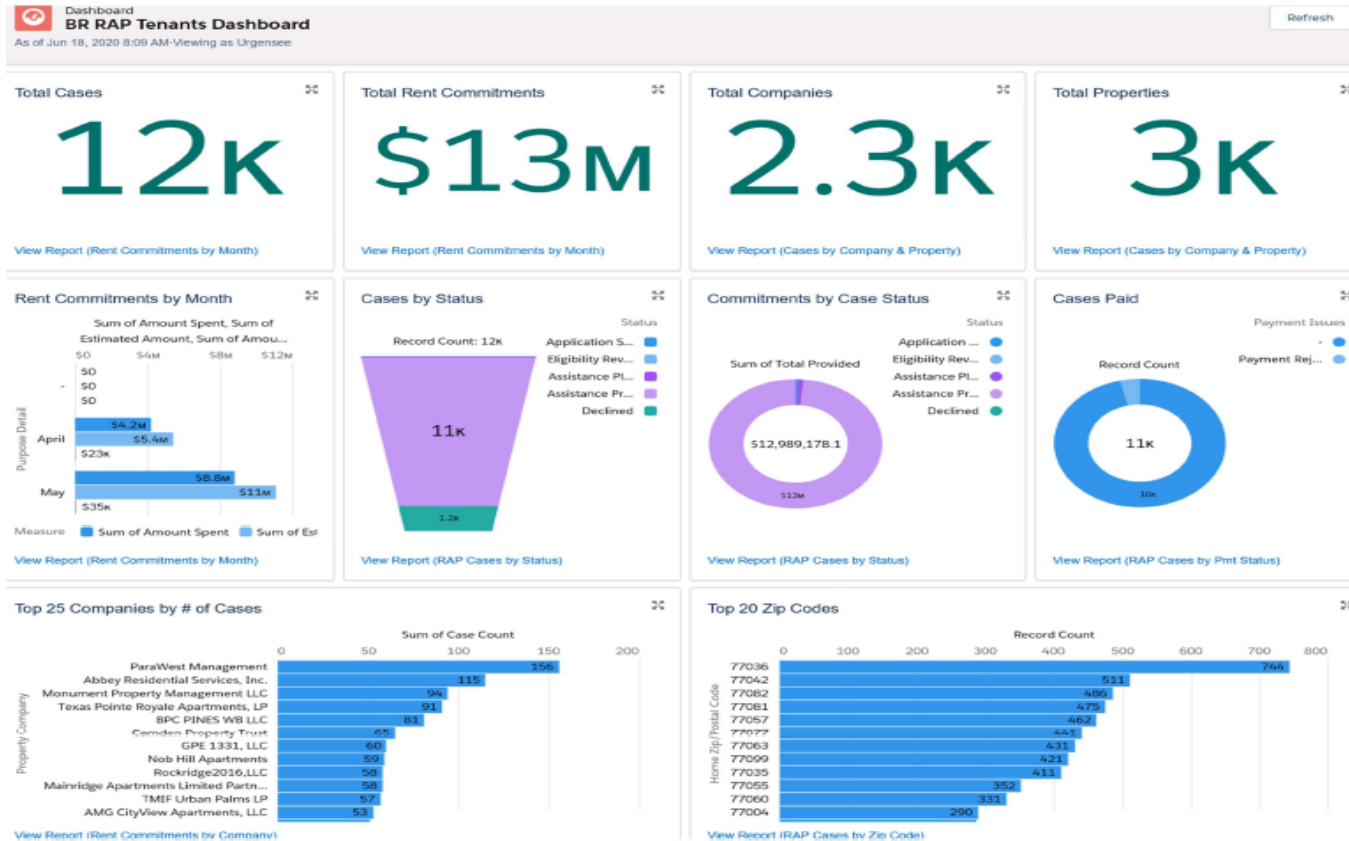


Results– Landlord Participation



- Successes from landlord enrollment
 - 9,082 rental properties
 - Over 7,000 properties became “Participating Landlords”
 - Close to 3,000 properties had tenant applications connected to the location
 - Landlords confirming/correcting amounts of rent due
- Challenges arising from landlord enrollment
 - Properties not inside the City of Houston
 - Properties outside of Harris county but still inside City of Houston
 - Properties that were commercial/retail properties
 - Incorrect W9-EIN/SSN verification

Results– Tenant Applications



Results– Tenant Applications



- Successes from Tenant Applications
 - On 5/13th at 10am, over 30,000 individuals were ready to enroll
 - System closed within 90 minutes after 11,881 Tenant applications had been received and all funds encumbered
 - Majority of Tenants (10,586) certified eligibility correctly and included supporting document to verify identity – Photo ID or Utility Bill
 - 11,881 applications connected to close to 3,000 properties
- Challenges arising from Tenant Applications
 - Slow system response during the first 20 minutes
 - > 1,200 (10%) Tenant Applications were declined because of – duplicate applications; property not linked to Participating Landlords; Tenant did not owe rent; or Tenant was not eligible.

Results– Payments



- Successes from Payments
 - \$12.8 million (89%) of funds were paid within 30 days of Tenant Application (by 6/13/20)
 - Payments made on behalf of 10,586 Renters
 - Payments made to nearly 3,000 landlord properties
 - Pledge, Payment, and Statement Notifications to Landlords and Tenants went well. Good Communication.
- Challenges in Payments
 - Incorrect amounts reported in Tenant Applications - Refunds
 - Returned ACH's – incorrect LL bank information
 - Delay in reimbursement from the City of Houston

Results– Social Vulnerability



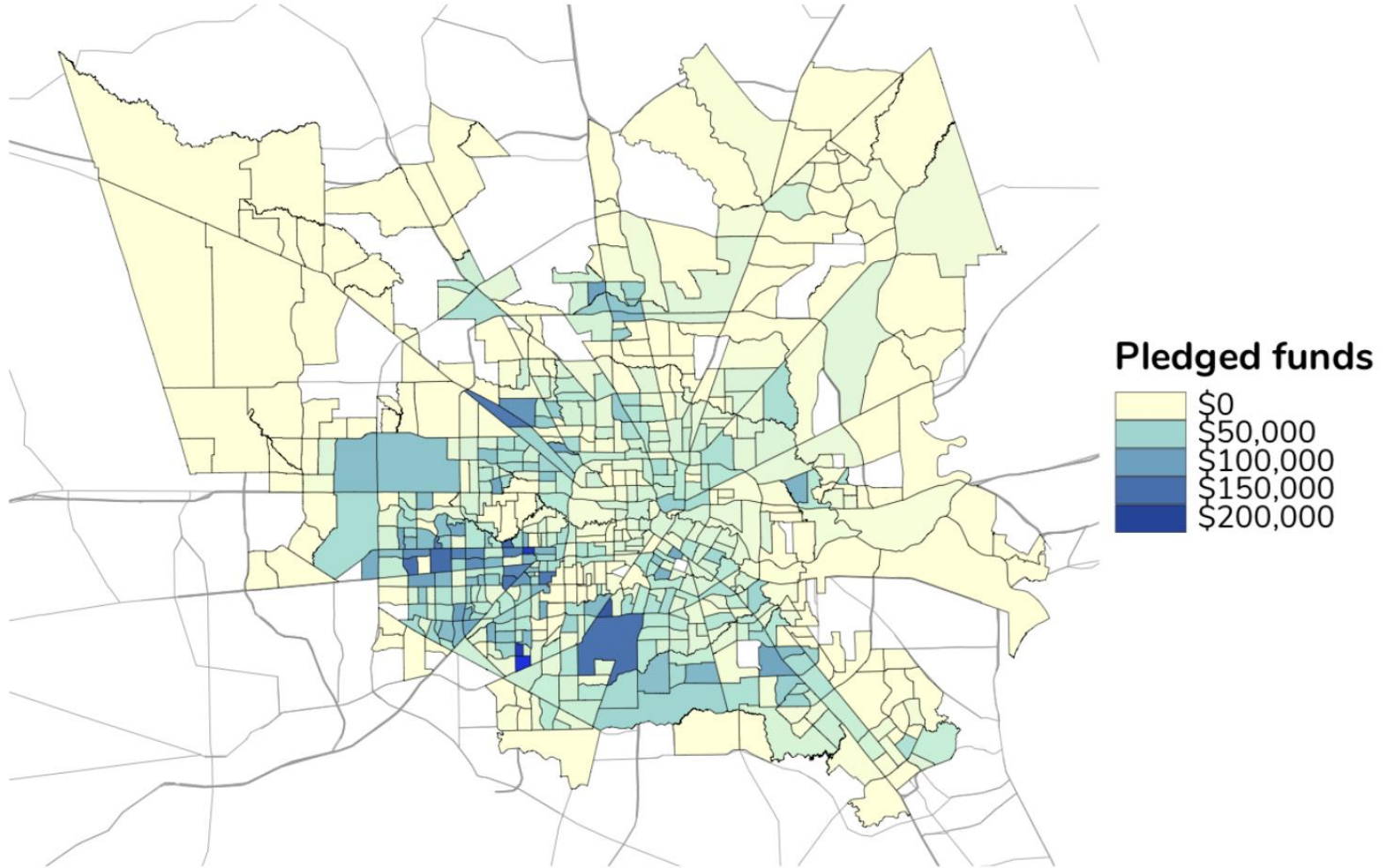
- The Declined Applications (1,207) led to new opportunity
- Approx. \$1.5m in Rental Assistance Funds available for ‘equity adjustments’
- Payment Data was evaluated in conjunction with Social Vulnerability Index and the number of rental properties within the City of Houston
- New Targets by Zip Code were established and additional enrollment is being pursued with the remaining funds

City of Houston Rental Assistance

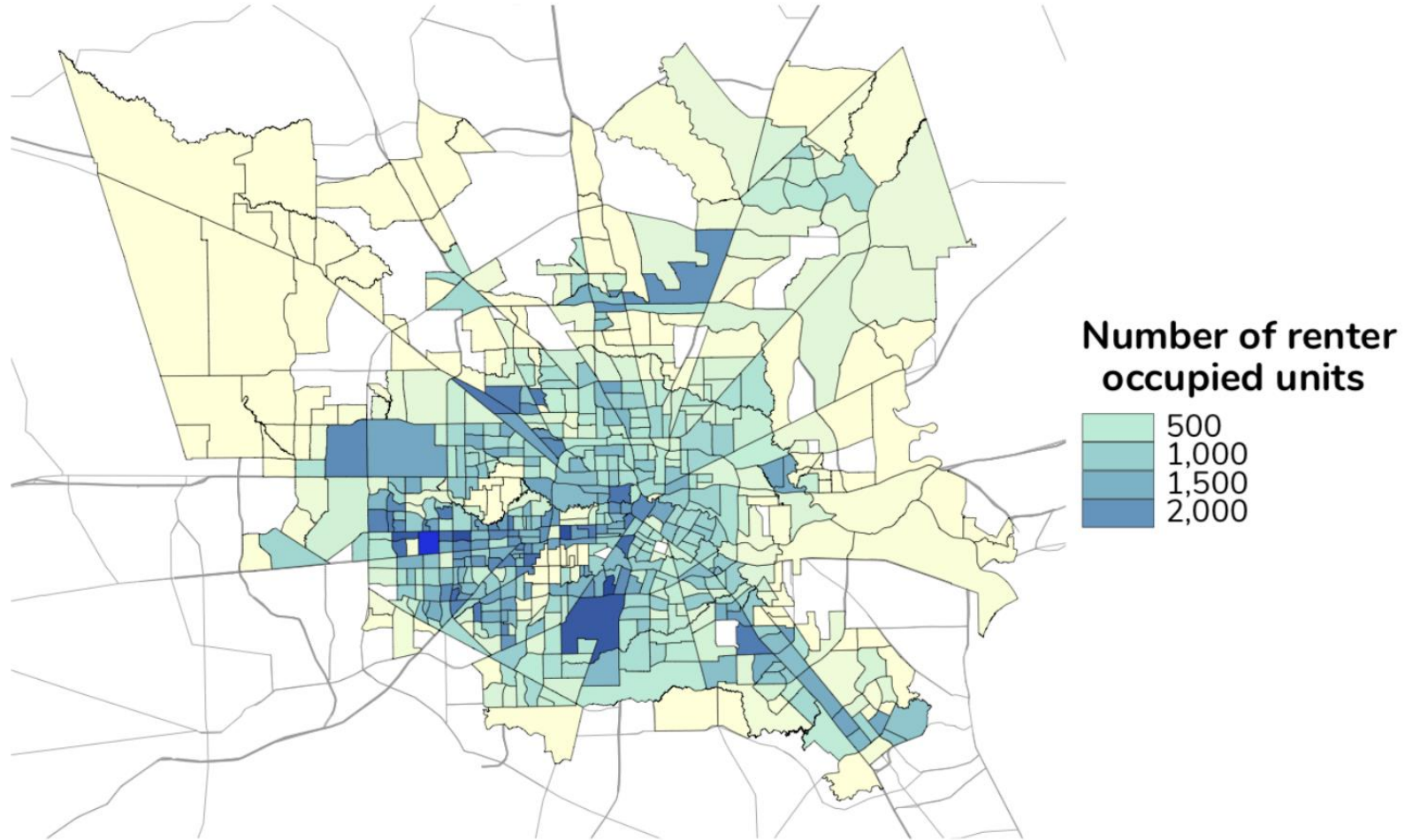
Equity analysis



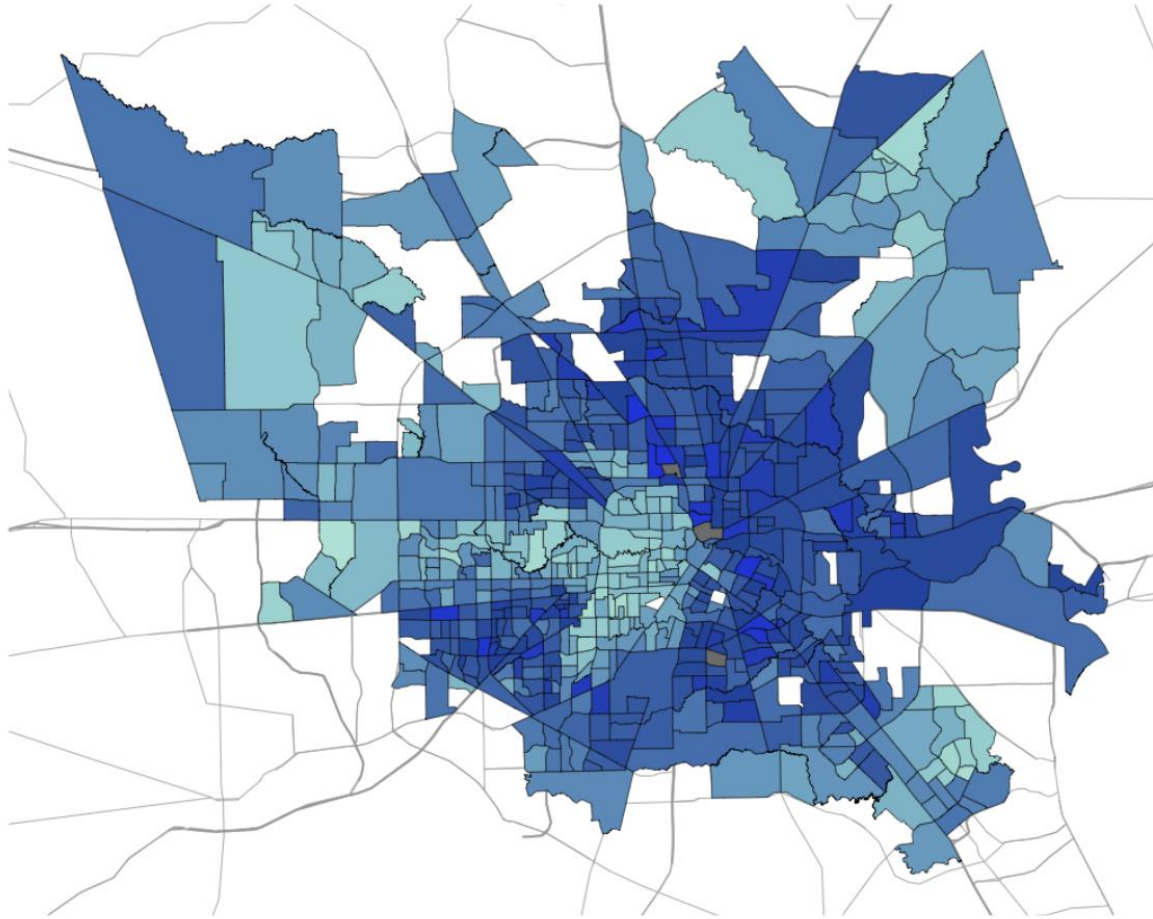
Map of pledged funds by Census tract



Map of the number of renter occupied units by Census tract



Map of the SVI Composite Score by Census tract



SVI Composite Score 0 3 6 9 12



$$\text{Equitable Pledge}_T = \text{Equity Ratio}_T \times \text{Total Pledged}$$

where

$$\text{Equity Ratio}_T = \frac{\text{Expected Pledge}_T \times \text{Composite SVI Score}_T}{\sum_{T=1}^N (\text{Expected Pledge}_T \times \text{Composite SVI Score}_T)}$$

and

$$\text{Expected Pledge}_T = \frac{\text{Total Pledged}}{\sum_{T=1}^N \text{Est. Renter Units}_T} \times \text{Est. Renter Units}_T$$

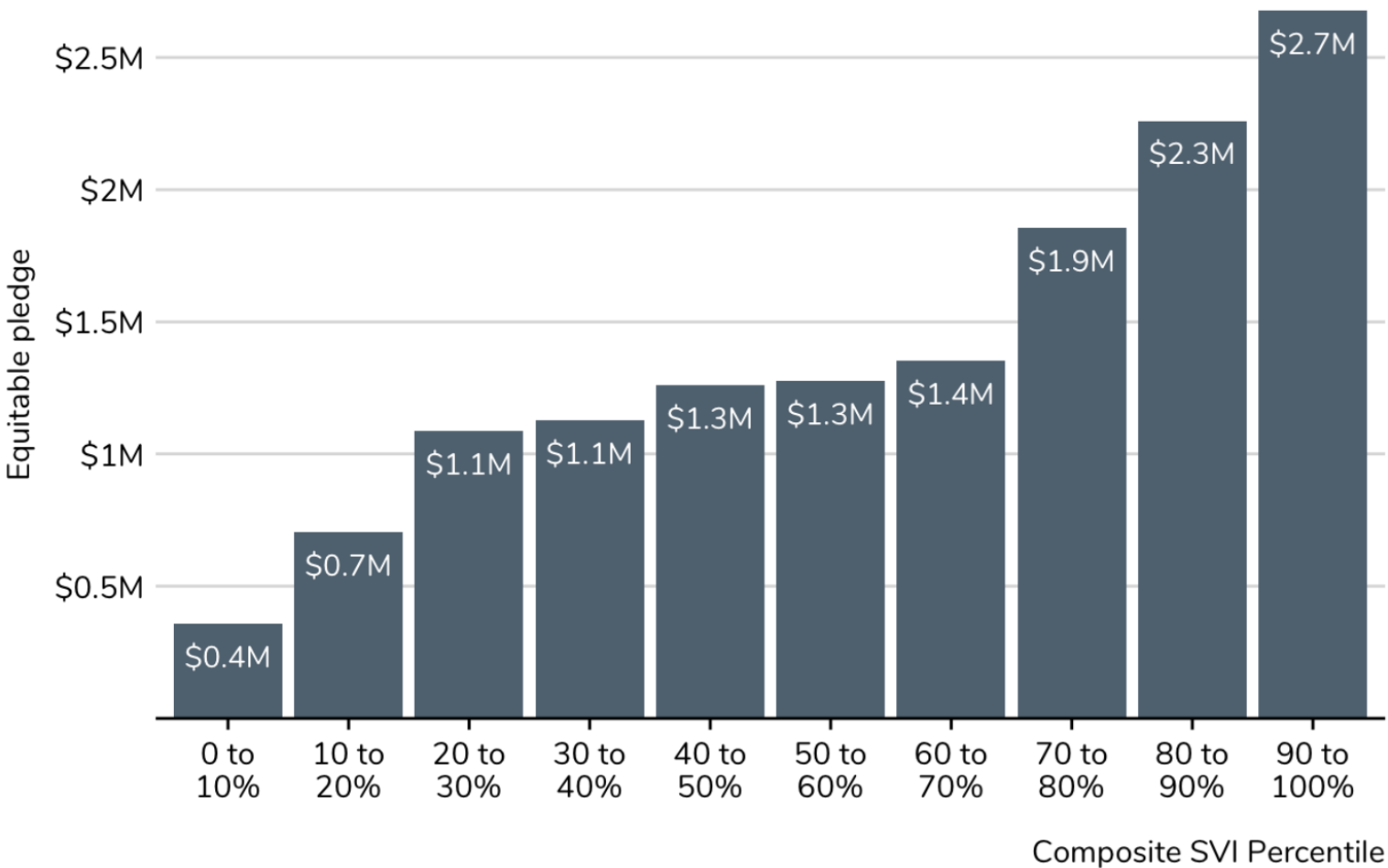
and

$$\text{Est. Renter Units}_T = \text{Renter Units}_T \times \% \text{ Overlap with CoH Boundary}_T$$



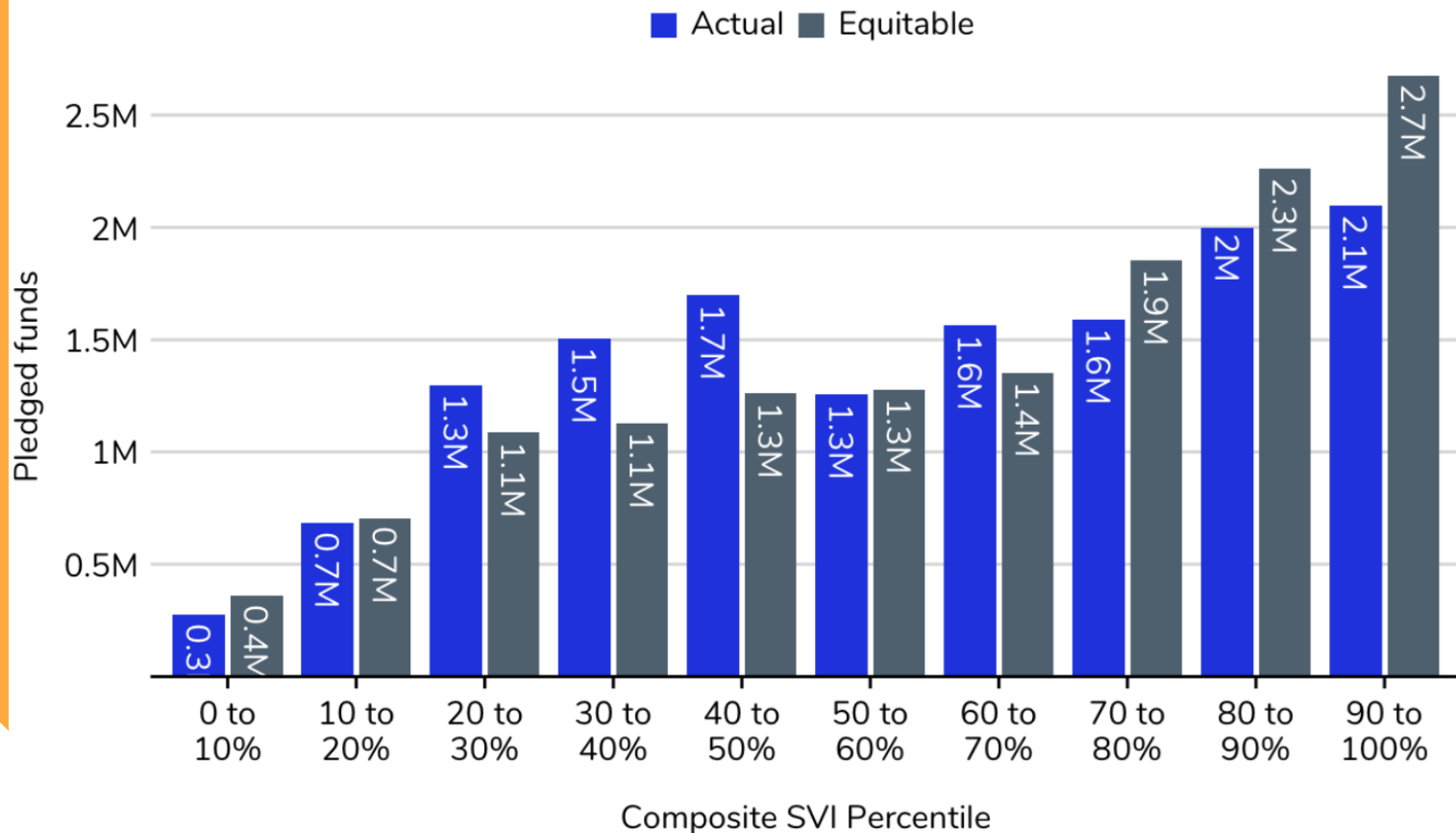
The equitable distribution of pledged funds

Given the number of renter occupied units and Composite SVI Score



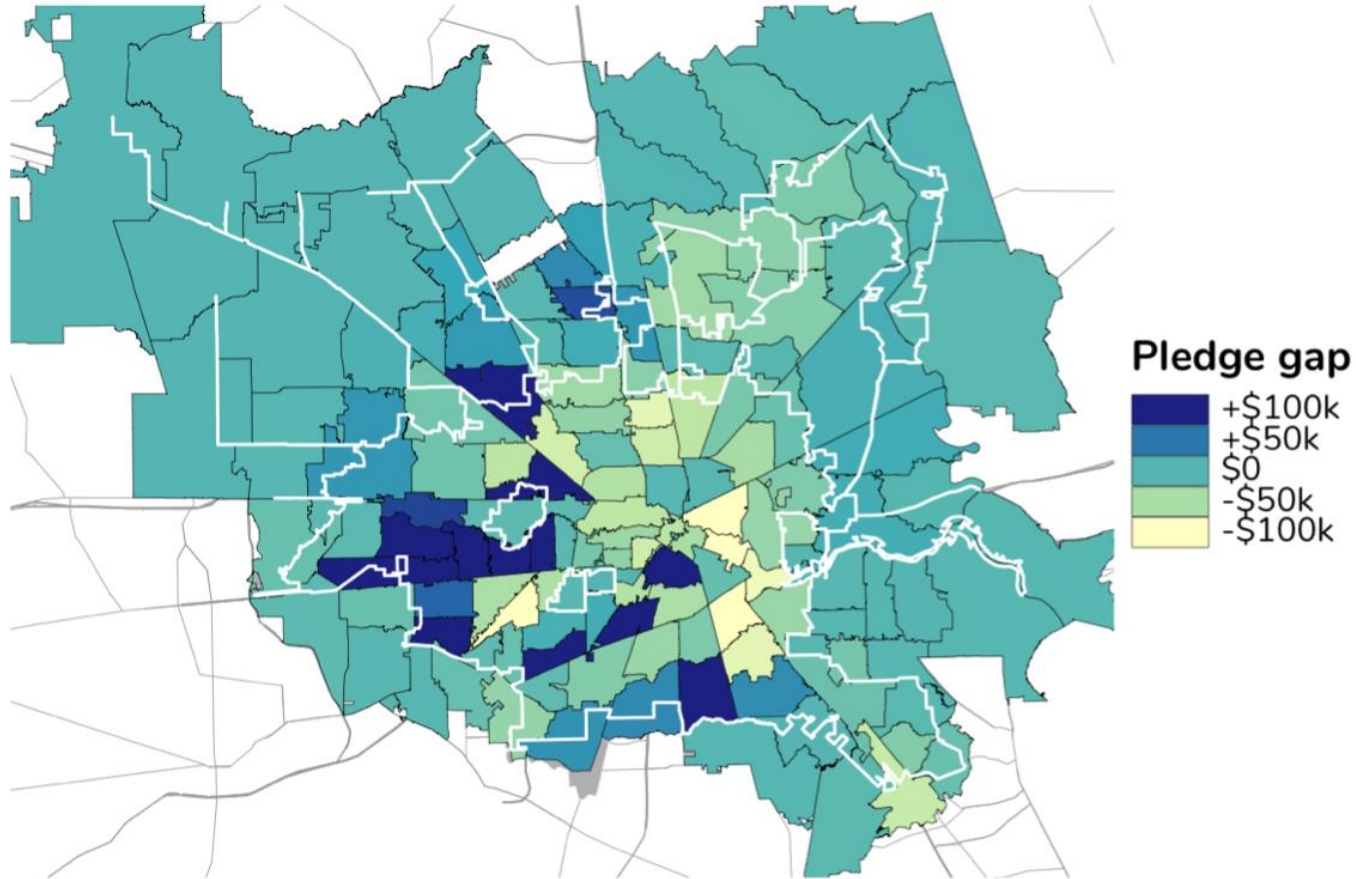
Pledged funds by Composite SVI Percentile bracket

Actual vs. equitable*



* based on renter occupied units and Composite SVI Score

Map of the gap between actual and equitable pledge amounts by ZIP Code



Sources: US Census; Houston Rental Assistance Program

10 Most Underserved ZIP Codes

| ZIP Code | Actual Pledge | Composite SVI Percentile | Pledge Gap |
|----------|---------------|--------------------------|------------|
| 77074 | \$226,917 | 88.1% | -\$121,332 |
| 77020 | \$70,004 | 83.0% | -\$115,142 |
| 77087 | \$120,105 | 91.9% | -\$108,490 |
| 77011 | \$47,742 | 70.4% | -\$105,211 |
| 77012 | \$43,932 | 68.9% | -\$90,782 |
| 77061 | \$122,301 | 73.3% | -\$83,913 |
| 77076 | \$111,665 | 69.6% | -\$82,659 |
| 77092 | \$263,966 | 83.7% | -\$73,340 |
| 77006 | \$58,234 | 46.7% | -\$70,720 |
| 77022 | \$147,910 | 91.1% | -\$70,470 |





THANK YOU

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Community Developers

PUBLIC COMMENT