



Houston City Council
Housing and Community Affairs Committee

Tiffany D. Thomas (Chair) David Robinson (Vice Chair)
Karla Cisneros - Mike Knox – Martha Castex-Tatum
Michael Kubosh - Jerry Davis - Carolyn Evans-Shabazz

Notice of City Council Committee Meeting by Videoconference
Tuesday, November 17, 2020, at 10:00 a.m.

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference. The Committee will be participating by videoconference in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor.

Microsoft Teams Live Meeting

Type this link into your browser: <https://bit.ly/HCANovember>
or visit <https://www.houstontx.gov/council/committees/housing.html>.
Presentation handouts will also be available at <https://www.houstontx.gov/council/committees/housing.html>.

Public comment will be allowed via videoconference; no in-person input will be allowed.

To sign up for Public Comment, email Cherrelle.Duncan@houstontx.gov before 10 a.m. on Monday, November 16, 2020.

Only those who sign up in advance will be able to provide public comments during the meeting. Public speakers will receive a specific link that will allow them to be able to speak during the public comment portion of the meeting at their designated time to speak.

I. Call to Order/Welcome

II. Houston Community Land Trust Overview

- Ashley Allen, Executive Director

III. Public Services

- a. The Housing and Community Development Department (HCDD) recommends Council approval of a Second Contract Amendment, to extend a contract between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston, providing up to \$875,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to provide housing and supportive services to individuals and families living with HIV and AIDS. (District C)
- b. HCDD recommends Council approval of a Second Amendment to a Subrecipient Agreement between the City of Houston and the Coalition for the Homeless of Houston and Harris County (The Coalition), providing \$130,000.00 in Community Development Block Grant funds to provide strategic homeless planning activities. (All Districts)

- c. HCDD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and Harris County Community Services Department (HCCSD), providing up to \$266,962.00 in Homeless Housing Services Program (HHSP) Youth set-aside funds to address youth homelessness in Houston. (All Districts)
- d. HCDD recommends Council approval of an Ordinance authorizing a Second Amendment to the Agreement between the City of Houston and Houston SRO Housing Corporation (Houston SRO), providing \$196,090.62 of federal Housing Opportunities for Persons with AIDS (HOPWA) funds to finance the operation of a HOPWA community residence with supportive services to a minimum of 34 very-low income households affected by HIV/AIDS. (District D)
 - Tom McCasland, Director
 - Melody Barr, Deputy Assistant Director

IV. Public Facilities

- a. HCDD recommends Council approval of a contract between the City of Houston and Houston Business Development Inc (HBDI), to provide \$4,000,000.00 in Community Development Block Grant funds for the renovation of a 29,200 SF facility located at 2500 Victory Drive (in the Acres Homes Complete Community) to be known as the Bethune Empowerment Center, a business hub supporting businesses in the area. (District B)
 - Ana Martinez, Deputy Assistant Director

V. Multifamily

- a. HCDD recommends Council approval of an Ordinance authorizing \$9,000,000.00 of Community Development Block Grant - Disaster Recovery 2017 funds, for a Contract between the City of Houston and My Connect Community, for the land acquisition and development of Connect South, a 77-unit affordable rental development serving families at 6440 Hillcroft Street, Houston, TX 77081. (District J)
 - Ray Miller, Assistant Director

VI. Single Family

- a. HCDD recommends Council approval of an Ordinance authorizing the Houston Land Bank to finance the acquisition of two parcels of land in the Near Northside and Magnolia complete communities, for HCDD's New Home Development Program (NHDP). (All Districts)
- b. HCDD recommends Council approval of an Ordinance for an Administration and Operations Grant Agreement between the City of Houston and the Houston Land Bank (HLB) providing \$2,702,217.49 of previously appropriated TIRZ Affordable Housing funds to the HLB, for an increase in the existing Land Assembly and Development Grant for the acquisition of properties associated with the Complete Communities, disaster recovery, and other high priority areas for affordable home development. (All Districts)
- c. HCDD recommends Council approval of an Ordinance appropriating \$1,220,270.27 in TIRZ Affordable Housing funds to the Home Repair Program (HRP) Master Contractor Agreement to facilitate HRP Emergency Repair Assistance. (All Districts)
- d. HCDD recommends Council approval of an Ordinance authorizing the amendment of HCDD's Home Repair Program (HRP) Guidelines and program legal documents (including Master Contractor Agreement, Tri-Party Agreement, Promissory Note, and Deed of Trust) with respect to the HRP Tier I – Emergency Repair Assistance, and Maximum Project Cost Increase. (All Districts)

VII. Director's Comments

- Tom McCasland, Director

VIII. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/16/2020

District C

Item Creation Date: 10/21/2020

HCD20-150

Catholic Charities of the Archdiocese of Galveston-Houston

Agenda Item: III.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a Second Contract Amendment to extend a contract between the City of Houston (City) and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities), providing funding up to \$875,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to provide 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	\$61,250.00	7%
Supportive Services	\$208,308.30	24%
Supportive Services – Permanent Housing Placement (Deposits)	\$15,000.00	2%
Tenant-Based Rental Assistance Program	\$424,372.50	48%
Short-Term Rent, Mortgage, Utility Program	\$166,069.20	19%
Total	\$875,000.00	100 %

HCDD conducted a Request for Proposals (RFP) for HOPWA services in COH FY2019. Catholic Charities was one of the providers selected. The initial contract period was December 1, 2018-November 30, 2019, with the option to renew in one-year increments.

To avoid a gap in services, HCDD executed an administrative extension for the contract through January 31, 2021. This second contract amendment provides funding for a 10-month period from February 1, 2021-November 30, 2021. This is a 10 month extension, which would realign the annual renewal date for this contract.

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 November 10, 2020.

Tom McCasland, Director

Amount of Funding

\$875,000.00 Federal Government-Grant Fund 5000

Prior Council Action:

11/20/2018 (O) 2018-935

01/15/2020 (O) 2020-39

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/2/2020

District ALL

Item Creation Date: 10/30/2020

HCD20-156

Coalition for the Homeless of Houston / Harris County

Homeless Planning

Agenda Item: III.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a Second Amendment to a Subrecipient Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston and Harris County (The Coalition), providing \$130,000.00 in Community Development Block Grant (CDBG) funds to provide strategic homeless planning activities.

The Coalition addresses solutions to homelessness through collaborative resource development and service coordination in the areas of affordable housing, education, employment, transportation, child care, mental health, food, and shelter. The City receives millions of dollars in federal funding for homelessness. These planning activities are required to keep the program in regulatory compliance. Additionally, information gained through this planning process may result in an increase in future funding. Activities include the Community Strategic Plan to End Homelessness, permanent supportive housing implementation planning, and transitional housing inventory analysis.

A critical part of the planning process is the Point-in-Time Enumeration, an annual count of homeless persons. The count is facilitated by the Coalition and is required of all communities receiving funding from the U.S Department of Housing and Urban Development (HUD). The count is reported to HUD and is one factor in determining the amount of funding that our community receives in supportive housing program grants.

Category	Amount	Percentage
Program Administration	\$12,368.95	9.51%
Program Services	\$117,631.05	90.49%
Total	\$130,000.00	100%

CDBG funds provide approximately 10% of the total cost of this activity. This second contract amendment will provide funding through December 31, 2021.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on November 17, 2020.

Tom McCasland, Director

Amount of Funding:

\$130,000.00 Federal Government - Grant Funded (5000)

Previous Ordinance:

12/19/18 (O) 2018-1020; 1/8/20 (O) 2020-004

Contact Information:

Roxanne Lawson, 832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/2/2020

District ALL

Item Creation Date: 10/28/2020

HCD20-162

Harris County Community Services Department

Agenda Item: III.c.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and Harris County Community Services Department (HCCSD), providing up to \$266,962.00 in Homeless Housing Services Program (HHSP) Youth set-aside funds to address youth homelessness in Houston.

This Agreement will allow HCCSD to continue providing case management services to a minimum of 60 youth-head of households, without a gap in services. This program is currently being funded with 2020 HHSP Youth-set-aside, via contract with Child Care Council of Greater Houston, Inc., which expires November 30, 2020. In addition, this program leverages Family Unification Program Housing vouchers administered by the Houston Housing Authority.

The HCCSD Youth Homeless Services Program serves young adults (ages 18-24) who have aged out of foster care, suffered loss and trauma, and are extremely vulnerable. These young adults benefit greatly from the structure, resources and support offered to them through case management services. This program not only significantly impacts the life of the client, but the lives of their young children, possibly helping to avoid perpetuating the cycle of abuse and neglect.

Program objectives include:

1. Prevent homelessness by stabilizing clients through housing case management;
2. Provide effective case management with client participation, to self-direct clients toward solutions for creating a more stable housing outcome; and
3. Assist clients in connecting with outside resources, by providing linkages to community support agencies to help maintain financial independence.

FUNDING CATEGORY	AMOUNT	Percent
Administration	\$0.00	0%
Direct Services	\$266,962.00	100%
Total	\$266,962.00	100%

This agreement provides funding from December 15, 2020 – August 31, 2021.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on November 17, 2020.

Tom McCasland, Director

Amount of Funding:

\$266,962.00 State – Grant Funded (5010)

Contact Information:

Roxanne Lawson
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/13/2021

District D

Item Creation Date: 10/30/2020

HCD20-155

Houston SRO Housing Corporation

Agenda Item: III.d.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Second Amendment to the Agreement between the City of Houston (City) and Houston SRO Housing Corporation (Houston SRO), providing \$196,090.62 of federal Housing Opportunities for Persons with AIDS (HOPWA) funds to finance the operation of a HOPWA community residence with supportive services to 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.

Category	Total Contract Amount	Percent
Administrative	\$12,880.00	6.57%
Supportive Services	\$36,360.96	18.54%
Operating Costs	\$146,849.66	74.89%
Total	\$196,090.62	100%

HCDD conducted a Request for Proposal (RFP) for HOPWA services in COH FY2019. Houston SRO was one of the providers selected. The initial Agreement period was December 1, 2018 – November 30, 2019, with a two-month administrative extension through January 21, 2020. The first amendment period was February 1, 2020 – November 30, 2020. To avoid a gap in services, HCDD executed an administrative extension of the contract through January 31, 2021. This second amendment provides funding for a 12-month period from February 1, 2021 – January 31, 2022.

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 November 17, 2020.

Tom McCasland, Director

Prior Council Action:

1-15-20 (O) 2020-40

Amount of Funding:

\$196,090.62 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson

832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/16/2020

District B

Item Creation Date: 10/30/2020

HCD20-161

Bethune Empowerment Center

Agenda Item: IV.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a contract between the City of Houston (City) and Houston Business Development Inc (HBDI) to provide \$4,000,000.00 in Community Development Block Grant funds for the renovation of a 29,200 SF facility located at 2500 Victory Drive (in the Acres Homes Complete Community) to be known as the Bethune Empowerment Center, a business hub supporting businesses in the area.

The City and Aldine Independent School District (AISD) will execute an Operations and Management Agreement to lease the facility to HBDI to manage renovations. Upon completion of renovations, HBDI will operate and manage the Bethune Empowerment Center to effectuate the goals of the community resource center and provide economic opportunities.

Building improvement at the site will include interior demolition, roof replacement, interior finishes, mechanical replacement (AC) and other system updates as need for the project. Services provided at the facility include 9,000 SF of business incubator/co-workspace, 5,000 SF leased space to Lone Star College to create an economic development hub, 7,600 SF for performing arts and event space, 7,600 SF in community commercial kitchen area.

HBDI is a certified Community Development Financial Institution and a Community Development Business Organization that has served Houston for 30 years in providing small business with access to affordable loans, technical assistance and business counseling services.

The total project budget is \$4,105,993.00 of which HBDI will provide \$106,000.00 of in-kind equity in the form of project management salary costs and \$25,000 in-kind equity from AISD for donated furniture at the site.

Sources:	Amount:	Uses:	Amount:
COH HCDD - CDBG	\$4,000,000.00	Hard Costs	\$3,204,770.00
In-Kind Donation HBDI	\$106,000.00	Soft Costs	\$820,230.00
In-Kind Donation AISD	\$25,000.00	Project Mgt	\$106,000.00
Total	\$4,131,000.00	Total	\$4,131,000.00

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on November 17, 2020.

Tom McCasland, Director

Amount of Funding

\$4,000,000.00 – CDBG Community Development Block Grants (0000)

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/9/2020

District J

Item Creation Date: 10/13/2020

HCD20-149

Connect South

Agenda Item: V.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing \$9,000,000.00 of Community Development Block Grant - Disaster Recovery 2017 funds, for a Contract between the City of Houston (City) and My Connect Community. The loan will be used towards the land acquisition and development costs for Connect South to be located at 6440 Hillcroft Street, Houston, TX 77081.

Connect South will be a 77-unit affordable rental development targeted for families. This 4-story podium-style property will provide a mix of one-bedroom, two-bedroom, and three-bedroom units serving low- to moderate- income households at 30%, 50%, 60%, and 80% of Area Median Income. Connect South will be the first phase of a 3.2-acre master planned mixed-income development situated in the Gulfton complete community.

The development is ideally located with walkable proximity to high quality healthcare providers, a public library, cultural and big box grocery stores, community centers, houses of worship, public transit and quality public and charter schools. Connect South will contain residential units above enclosed parking and approximately 7,000 square feet of retail space. The project will be a joint venture between the City of Houston, Brinshore Development LLC, and My Connect Community.

The loan and affordability period will be 40 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

Sources & Uses			
Sources:		Uses:	
City of Houston Request	\$9,000,000.00	Hard Cost	\$16,218,550.00
	CDBG-DR17		
Permanent Lender	\$4,011,000.00	Soft Cost	\$3,703,791.00
9% Housing Tax Credit Proceeds	\$13,948,605.00	Acquisition Cost	\$3,565,000.00
In-Kind Equity/ Deferred Developer Fee	\$715,519.00	Developer Fee	\$2,957,018.00
		Reserves	\$1,230,765.00
Total Source of Funds:	\$27,675,124.00	Total Project Cost:	\$27,675,124.00

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on November 17, 2020.

Tom McCasland, Director

Amount of Funding

\$9,000,000.00 Federal State Local - Pass Through – (5030)

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/02/2020

District ALL

Item Creation Date: 10/01/2020

HCD20-145

Houston Land Bank Acquisition and Development Agreement

Agenda Item: VI.a

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing the Houston Land Bank (HLB) to finance two acquisitions of land for HCDD's New Home Development Program (NHDP) as follows:

- (1) 3201 Hardy Street and 1406 Hays Street, consisting of 6.8 acres of land in the Near Northside Complete Community (as shown in Exhibit A) for a total cost of \$9,559,095.00; and
- (2) 7811 Harrisburg Boulevard, which consists of 1.8 acres of land in the Magnolia Complete Community neighborhood (as shown in Exhibit B) for a total cost of \$1,987,462.00

HLB will use previously appropriated Tax Increment Reinvestment Zone (TIRZ) Affordable Housing funds for up to 50% of properties acquisitions and will incur up to 70% debt from either a non-profit partner, or secure owner financing, for a maximum loan term of five (5) years with an interest rate ranging from 5% to 6%. HCDD will secure the developer and initiate development upon encumbering the sites, and the loan would be taken out by the developer at the time of construction financing.

Both acquisitions will provide affordable and market-rate Single Family home-ownership townhome/multi-plex garden condominiums. The development plan projects the construction of 120 to 160 units for Acquisition 1, and 35-50 units for Acquisition 2.

The feasibility periods for Acquisition 1 is December 11, 2020, with a closing date of December 31, 2020, and for Acquisition 2 this period will expire on December 12, 2020, with a closing date of January 11, 2021.

To further support the Mayor's priorities of increased Single-Family Home Development and Complete Communities, HLB has expanded its scope beyond the acquisition of single tax-delinquent properties to include strategic acquisitions, larger parcels that can accommodate a larger number of homes. Additionally, as land prices continue to rise, making it more difficult to achieve the scale of production of affordable housing needed.

No Fiscal Note is required for grant items. The Housing and Committee Affairs Committee reviewed this item on November 17, 2020.

Tom McCasland, Director

Prior Council Actions:

10/04/2017 (O) 2017-759; 08/29/2018 (O) 2018-692; 09/04/2019 (O) 2019-674
04/01/2020 (O) 2020-279; 04/22/2020 (O) 2020-330

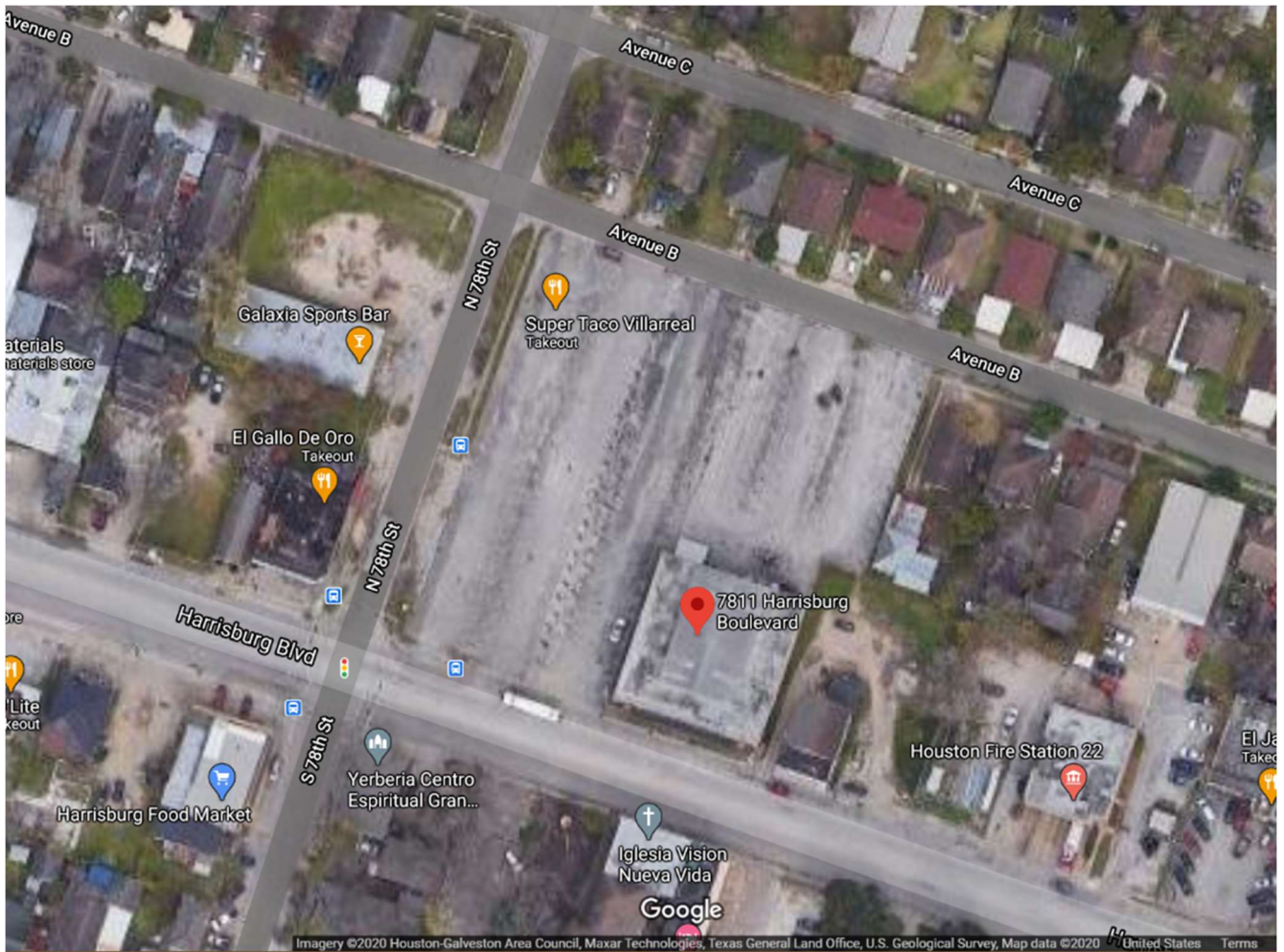
Contact Information:

Roxanne Lawson
(832) 394-6307

EXHIBIT "A"



EXHIBIT "B"





CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/2/2020

District ALL

Item Creation Date: 10/27/2020

HCD20-154

Houston Land Bank Agreement and Operations
Grant Agreement Funding
Agenda Item: VI.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance for an Administration and Operations Grant Agreement between the City of Houston (City) and the Houston Land Bank (HLB), providing \$2,702,217.49 of previously appropriated Tax Increment Reinvestment Zone (TIRZ) Affordable Housing funds to the HLB for an increase in the existing Land Assembly and Development Grant, for the land acquisition of properties associated with the Complete Communities, disaster recovery and other neighborhoods determined to be high priority areas for affordable home development.

To further support the Mayor's priorities of increased single-family home development and Complete Communities, HLB has expanded its scope beyond the acquisition of tax delinquent properties to include strategic acquisitions within transit-oriented development and other places deemed by the city to be a priority for new single-family development. The additional funding will add to a revolving fund restricted to the acquisition and maintenance of additional properties.

Due to the increased demand in real estate development, and limited number of tax-delinquent land parcels, additional funding is needed to support the development of affordable housing. HCDD is requesting the approval to provide funding to HLB for the NHDP to continue developing affordable housing.

No fiscal note is required on grant items.

This item was reviewed by Housing and Community Affairs Committee on November 17, 2020.

Tom McCasland, Director

Amount of Funding:

\$2,827,497.00 – Tax Increment Reinvestment Zone (TIRZ 2409) – Previously Appropriated

Prior Council Action:

04/01/2009 (O) 2009-261; 12/02/2009 (O) 2009-1220; 11/01/2017 (O) 2017-0860
08/28/2018 (O) 2018-0681; 12/04/2019 (O) 2019-965/ 04/01/2020 (O) 2020-281

Contact Information:

Roxanne Lawson
(832) 394-6307

Houston Land Bank FY2021 BUDGET	
Funding Sources	Sub Total Amounts
Operational Grant Revenue	\$1,952,217.49
HLB Dispositions & Admin Fees	\$1,335,000.00
NHDP Acquisitions	\$3,921,388.34
NHDP Dispositions	\$1,049,567.50
Interest Income	\$2,634.13
Total Revenue	\$8,260,807.47
Expenses	
Employee Costs	\$786,456.59
Professional Services	\$283,591.67
Legal Fees	\$22,700.00
Lot Maintenance	\$536,649.50
Miscellaneous Other	\$256,683.35
HLB Traditional Program	\$816,136.39
Subtotal Administrative Costs	\$2,702,217.49
NHDP Dispositions	\$1,007,861.71
NHDP Acquisitions	\$3,963,094.13
Subtotal Program Costs	\$4,970,955.84
Total Expenditures	\$7,673,173.34
Change in Net Assets	\$587,634.13



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/09/2020

District ALL

Item Creation Date: 10/29/2020

HCD20-152

HRP Emergency Repair Assistance Funding Appropriation

Agenda Item: VI.c.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance appropriating \$1,220,270.27 in Tax Increment Reinvestment Zone (TIRZ) Affordable Housing funds to the Home Repair Program (HRP) Master Contractor Agreement to facilitate HRP Emergency Repair Assistance. The TIRZ Affordable Housing funds were previously budgeted pursuant to Ordinance No. 2017-518 for the Minor Critical Emergency Repair Program (MCEHRP) and related documents, for a Contract between the City of Houston (City) and Rebuilding Together Houston (RTH).

HCDD is requesting the de-appropriation of \$1,220,270.27 from the Minor Critical Emergency Repair Program (MCEHRP) and related documents for a total appropriation of TIRZ Affordable Housing funds in the amount of \$1,220,270.27.

The HRP program's mission is to provide Emergency Repair Assistance that presents an imminent threat to the life, health, and safety hazard of qualified low-and moderate-income homeowners. The cost of repairs will not exceed \$20,000.00, unless the Director has authorized an eligible residence cost waiver.

HCDD is seeking to align funding sources to ensure that the Home Repair Master Contractor Agreement (HRP) has sufficient funding for HRP Emergency Repair Assistance.

On April 13, 2016, by Ordinance No. 2016-298, City Council approved the form of a Repair Agency Agreement and related documents for named contractor RTH, appropriating \$2,000,000.00 in TIRZ Affordable Housing funds to cover the cost under the RTH agreement and related documents. The Ordinance was amended by City Council on September 7, 2016, by Ordinance No. 2016-679 which approved the Third Amended and Restated Guidelines (Third Amended MCEHRP Guidelines) for the MCEHRP and the City entered the First Amended and Restated Repair Agency Agreement (First Amended and Restated RTH Agreement) to expedite roof repairs, including standardized pricing.

On January 4, 2017, by Ordinance No. 2017-11, City Council approved the First Amendment to the First Amended and Restated RTH Agreement (the First Amended and Restated RTH Agreement, as amended, is referred to as the Revised First Amended and Restated RTH Agreement) and, as applicable, the Third Amended MCEHRP Guidelines, and further allocated \$2,000,000.00 in TIRZ Affordable Housing funds to cover the cost under the RTH agreement and related documents.

On July 19, 2017, by Ordinance No. 2017-518, City Council approved the additional appropriation of \$4,000,000.00 in TIRZ Affordable Housing funds; allocating such funds and approving a Third Amendment, entitled "Second Amendment to the First Amended and Restated RTH Agreement and related guidelines."

No Fiscal Note is required on grant items. The Housing and Committee Affairs Committee reviewed this item on November 17, 2020.

Tom McCasland, Director

Prior Council Actions:

04/13/2016 (O) 2016-298; 09/07/2016 (O) 2016-679
01/04/2017 (O) 2017-11; 07/19/2017 (O) 2017-518

Amount of Funding

\$1,220,270.27 TIRZ Affordable Housing Fund (2409)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/09/2020

District ALL

Item Creation Date: 10/28/2020

HCD20-153

Amended HRP Guidelines and Legal Documents

Agenda Item: VI.d.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing the amendment of HCDD's Home Repair Program (HRP) Guidelines and program legal documents (including Master Contractor Agreement and Tri-Party Agreement) with respect to the HRP Tier I – Emergency Repair Assistance, and Maximum Project Cost Increase.

The objective of the Home Repair Program (HRP) is to ease life, health, and safety hazards resulting from substandard conditions in a home owned and occupied by low- and moderate-income homeowners. To better facilitate this goal, this Amendment to the HRP Guidelines will seek to modify the HRP Guidelines, Tri-Party Agreement and other Legal documents as follows:

- a. The addition of Emergency Repair Assistance to the HRP Tier I Assistance section. Emergency Repairs are defined as damage or deficiencies to home that pose an imminent threat to the Homeowner's life, health, and safety or protect the property from further structural damage. The cost of repairs will not exceed twenty thousand dollars (\$20,000.00).
- b. The maximum HRP project cost cap will be increased from the current two hundred thousand dollars (\$200,000.00) to two-hundred-fifty thousand dollars (\$250,000.00.) On January 24, 2018, by Ordinance No. 2018-056, City Council authorized and approved the Master Contractor Agreement (MCA) for the City of Houston Home Repair Program (HRP) limiting project costs and grant amounts to \$200,000.00. However, with the cost of repairs (base reconstruction) routinely approaching and even surpassing the existing \$2,000.00 limit, there has typically not been enough project funding left to address site-specific environmental hazards to the home, such as lead, asbestos remediation, and mold abatement.

Emergency Repair Assistance activities are funded through local Tax Increment Reinvestment Zone funds, while other HRP activities are funded by federal Community Development Block Grant (CDBG) Entitlement grant funds.

The Housing and Community Affairs Committee reviewed this item on November 17, 2020.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307