



Housing and Community Affairs Committee

June 15, 2021



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda

- I. Welcome/Introductions
- II. Public Services
- III. Multifamily
- IV. Director's Comments
- V. Public Comments

PUBLIC SERVICES

Tom McCasland, Director
Melody Barr, Deputy Assistant Director

II.a. PUBLIC SERVICES – Houston Area Women’s Center (All Districts)

An Ordinance authorizing:

- First Amendment to the Subrecipient Agreement with The Houston Area Women’s Center (HAWC)
- CARES Act Emergency Service Grant COVID-19 (ESG CV) contract
- Extends agreement through 12.31.2021
 - Initial term: 7.1.2020 - 12.31.2020; administratively extended to 6.30.2021
- No additional funding



II.a. PUBLIC SERVICES – Houston Area Women’s Center (All Districts)

Amendment allows HAWC to continue submitting outstanding invoices for:

- Case management
- Non-congregant emergency shelter
- Client supplies, food, security and transportation services

II.a. PUBLIC SERVICES – Houston Area Women’s Center (All Districts)

- As of March 2021, HAWC served 400 clients and used 16% of funding
- No findings on annual compliance review

II.b. PUBLIC SERVICES – Healthcare for the Homeless – Houston (All Districts)

An Ordinance authorizing:

- Second Amendment to the Subrecipient Agreement with Healthcare for the Homeless-Houston (HHH)
- Community Development Block Grant (CDBG) funded contract
- Extends agreement through 12.31.2021
 - Initial term: 2.1.2019 - 1.31.2020
 - First Amendment: provided funding to 1.31.2021; later extended to 7.31.2021
- No additional funding



II.b. PUBLIC SERVICES – Healthcare for the Homeless – Houston (All Districts)

Amendment allows HHH to continue:

- Project Access homeless transportation program - connects clients with social and healthcare services
- Community health worker for wrap-around support services and contract compliance

II.b. PUBLIC SERVICES – Healthcare for the Homeless – Houston (All Districts)

Homeless COVID-19 challenges:

- Quarantining difficulties
- Less likely to have access to healthcare
- More likely to have comorbidities
- Especially vulnerable to the virus

II.b. PUBLIC SERVICES – Healthcare for the Homeless – Houston (All Districts)

- As of March 2021, HHH served 441 clients and used 22% of its funding
- No findings on annual compliance review

II.c. PUBLIC SERVICES – The Montrose Center (All Districts)

An Ordinance authorizing:

- Second Amendment to contract with The Montrose Center (TMC)
- Provides an additional \$1,517,210.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds
- Extends contracts through 7.31.2022
 - Initial contract period: 5.1.2019 - 4.30.2020
 - First Amendment: provided funding through 4.30.2021; Administratively extended to 7.31.2021

II.c. PUBLIC SERVICES – The Montrose Center (All Districts)

Funds directed to:

- Short-term rent, mortgage and utility assistance (STRMU) for 190 households
- Tenant-based rental assistance (TBRA) for 60 households
- Permanent housing placement services (PHPS) for 20 households
- Supportive services, case management, counseling, etc.

II.c. PUBLIC SERVICES – The Montrose Center (All Districts)

- As of March 2021, TMC served 283 clients and used 72% of its funding
- No findings on annual compliance review

CATEGORY	TOTAL	PERCENT
STRMU	\$601,568.19	39.65%
TBRA	\$510,522.73	33.65%
Supportive Services	\$247,856.27	16.34%
Administrative	\$104,146.11	6.86%
PHPS	\$53,116.70	3.50%
Total	\$1,517,210.00	100.00%



II.d. PUBLIC SERVICES – Avenue 360 (All Districts)

An Ordinance authorizing:

- First Amendment to a Subrecipient Agreement with Houston Area Community Services dba Avenue 360
- Providing up to \$783,009.64 in Community Development Block Grant COVID-19 (CDBG-CV) funds
- Extends agreement to 12.31.2022
 - Initial term: 8.1.2020 - 7.31.2021

II.d. PUBLIC SERVICES – Avenue 360 (All Districts)

Funds directed to:

- Six-month rent subsidies for 75 formerly homeless individuals
- Housing case management services for 18 months.

II.d. PUBLIC SERVICES – Avenue 360 (All Districts)

- As of February 2021, Avenue 360 served 45 clients and used 58% of its funding
- No findings on annual compliance review

FUNDING SOURCE	AMOUNT	Percent
Program Services	\$711,954.04	90.93%
Administration	\$71,055.60	9.07%
Total	\$783,009.64	100%

II.e. PUBLIC SERVICES – Career and Recovery Resources (All Districts)

An Ordinance authorizing:

- First Amendment to a Subrecipient Agreement with Career and Recovery Resources, Inc. (CRR)
- Provides an additional \$942,737.00 in CDBG-CV funds
- Extends agreement to 12.31.2022
 - Initial term: 10.1.2020 - 3.31.2022

II.e. PUBLIC SERVICES – Career and Recovery Resources (All Districts)

Funds directed to:

- Minimum six-month rent subsidies for 75 formerly homeless individuals
- Housing case management services for 18 months

II.e. PUBLIC SERVICES – Career and Recovery Resources (All Districts)

- As of May 2021, CRR has served 105% of its client goal and used 33% of its funding
- No findings on their annual compliance review

FUNDING SOURCE	AMOUNT	Percent
Program Services	\$881,063.00	93.46%
Administration	\$61,674.00	6.54%
Total	\$942,737.00	100%

MULTIFAMILY

Tom McCasland, Director
Ana Martinez, Deputy Assistant Director

III.a. MULTIFAMILY – Temenos Place (District D)

An Ordinance authorizing

- Loan Agreement with and Temenos CDC (Borrower) and Temenos Permanent Affordable, LLC (Owner)
- Loan total of \$12,500,000.00
 - Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17)
 - HOME Investment Partnership Program Grant (HOME)
 - Homeless and Housing Bond Reinvestment (Bond Reinvestment)

III.a. MULTIFAMILY – Temenos Place (District D)

- Acquisition and construction of a permanent supportive housing community for the homeless at 1703 Gray Street
- Loan Agreement will adhere to the City's CDBG-DR17 guidelines and all established legal parameters

III.a. MULTIFAMILY – Temenos Place (District D)

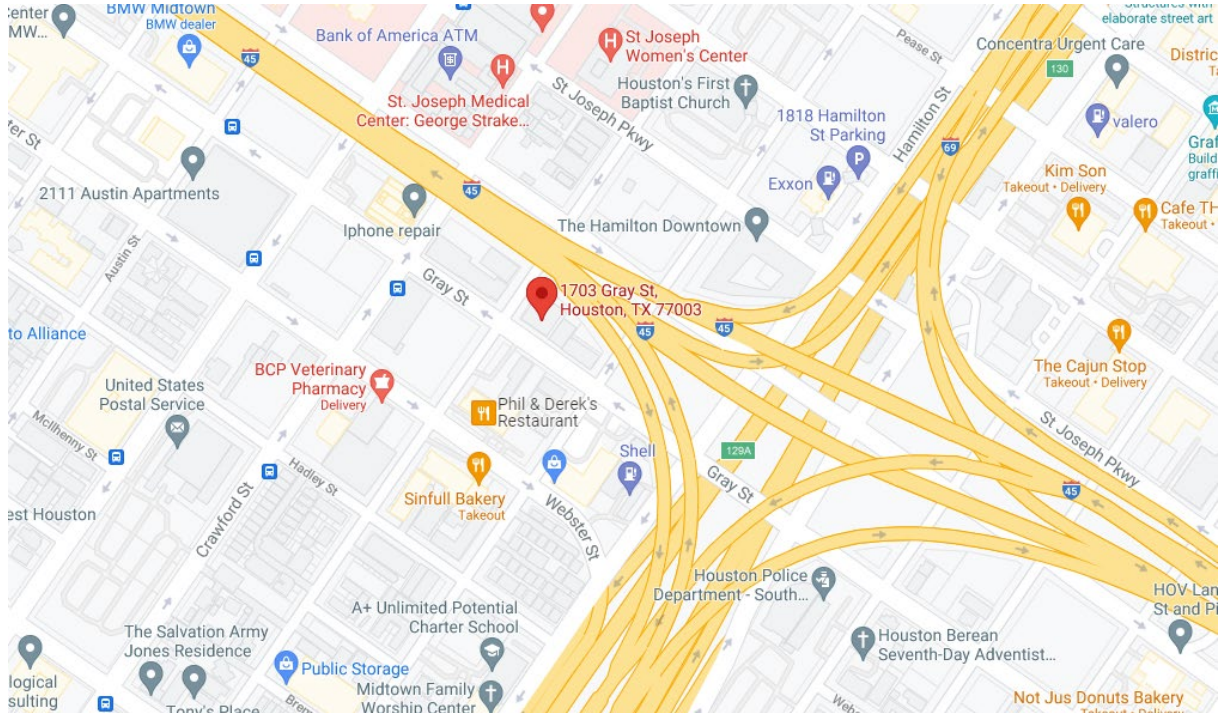
Development Summary

- New six-story, 95-unit elevator served building featuring modern amenities & built-in furniture
- Replaces Temenos Place II, acquired by TX-DOT in 2020 through condemnation for the I-45 expansion
- New development will be in Midtown TIRZ-2, less than 1 mile from the original building

III.a. MULTIFAMILY – Temenos Place (District D)

- Anticipated subsidy from the Houston Housing Authority will result in residents paying no more than 30% of their monthly income on rent
- Temenos CDC: coordinating additional supportive services

III.a. MULTIFAMILY – Temenos Place (District D)



III.a. MULTIFAMILY – Temenos Place (District D)



Temenos Place residents will be supported by an on-site integrated care team – nurse practitioner, psychiatric support, licensed social work case manager and peer specialist

III.a. MULTIFAMILY – Temenos Place (District D)



Client services will include case management, addiction recovery support, crisis intervention, health and wellness services, transportation, housing mediation, chronic illness management, food support, etc.

III.a. MULTIFAMILY – Temenos Place (District D)

Sources:		Uses:	
4% Housing Tax Credit Syndication Proceeds	\$9,420,870.00	Hard Costs	\$20,077,556.00
City Request - CDBG-DR17 - HOME - Bond Reinvestment	\$12,500,000.00	Soft Costs	\$6,293,463.00
Harris County CDBG-DR17	\$11,000,000.00	Acquisition Costs	\$1,930,000.00
In Kind	\$1,044,143.00	Developer Fee	\$2,755,000.00
		Reserves	\$2,908,994.00
Total Funding:	\$33,965,013.00	Total Cost:	\$33,965,013.00

III.b. MULTIFAMILY – Summit at Renaissance Park (District B)

An Ordinance authorizing

- Loan Agreement with AHG Properties, LLC.
(Borrower)
- Providing up to \$14,900,000.00 in CDBG-DR17 funds
- Land acquisition and development of the Summit at Renaissance Park, an affordable rental community near 12300 N. Freeway
- Loan Agreement: adheres to the City’s CDBG-DR17 guidelines and established legal parameters

III.b. MULTIFAMILY – Summit at Renaissance Park (District B)

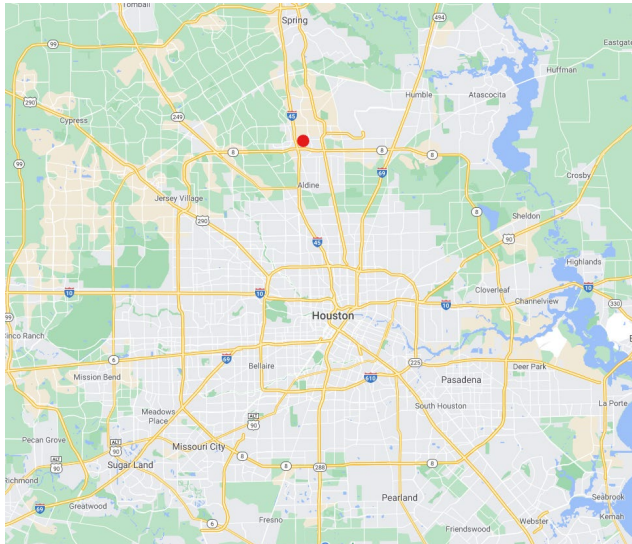
Development Summary

- New 325-unit mid-rise rental community for low- to moderate-income working families
- Mix of one-, two-, three- and four-bedroom units
- Serve households at 30%, 50% and 60% of Area Median Income (AIM)
- Will be part of a larger mixed-use redevelopment plan – a large central park with event pavilion, lakes and walking trails

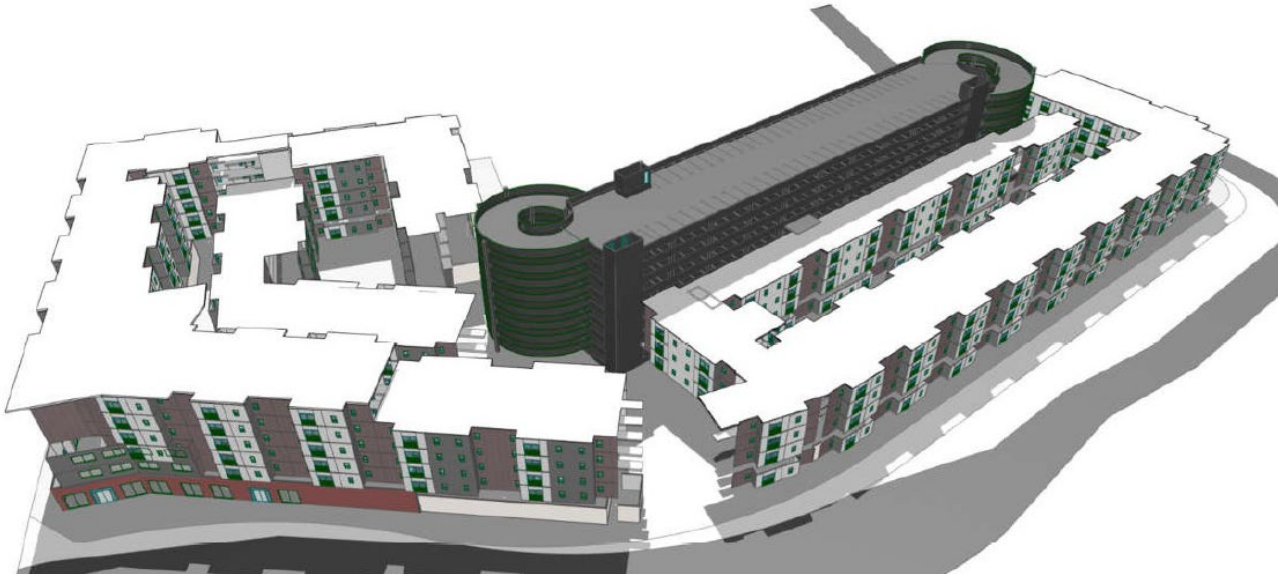
III.b. MULTIFAMILY – Summit at Renaissance Park (District B)

- AHG Properties, LLC has redeveloped:
 - Gulf Coast Arms Apartments with HOME funding
 - The Residences at Hardy Yards with CGBG-DR funding
- Anticipated subsidy from the Houston Housing Authority will result in residents paying no more than 30% of their monthly income on rent
- Temenos CDC: coordinating additional supportive services

III.b. MULTIFAMILY – Summit at Renaissance Park (District B)



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Sources:		Uses:	
City of Houston Request (HCDD Source)	\$14,900,000.00	Hard Cost	\$42,793,897.00
Permanent Lender	\$27,376,716.00	Soft Cost	\$17,025,436.00
4% Housing Tax Credit Proceeds	\$28,809,125.00	Acquisition Cost	\$6,290,000.00
Cash Equity	\$0.00	Developer Fee	\$8,405,687.00
In-Kind Equity/ Deferred Developer Fee	\$3,504,179.00	Reserves	\$75,000.00
Total Funding:	\$74,590,020.00	Total Cost:	\$74,590,020.00



III.c. MULTIFAMILY – 232 Dipping Lane (District H)

An Ordinance authorizing:

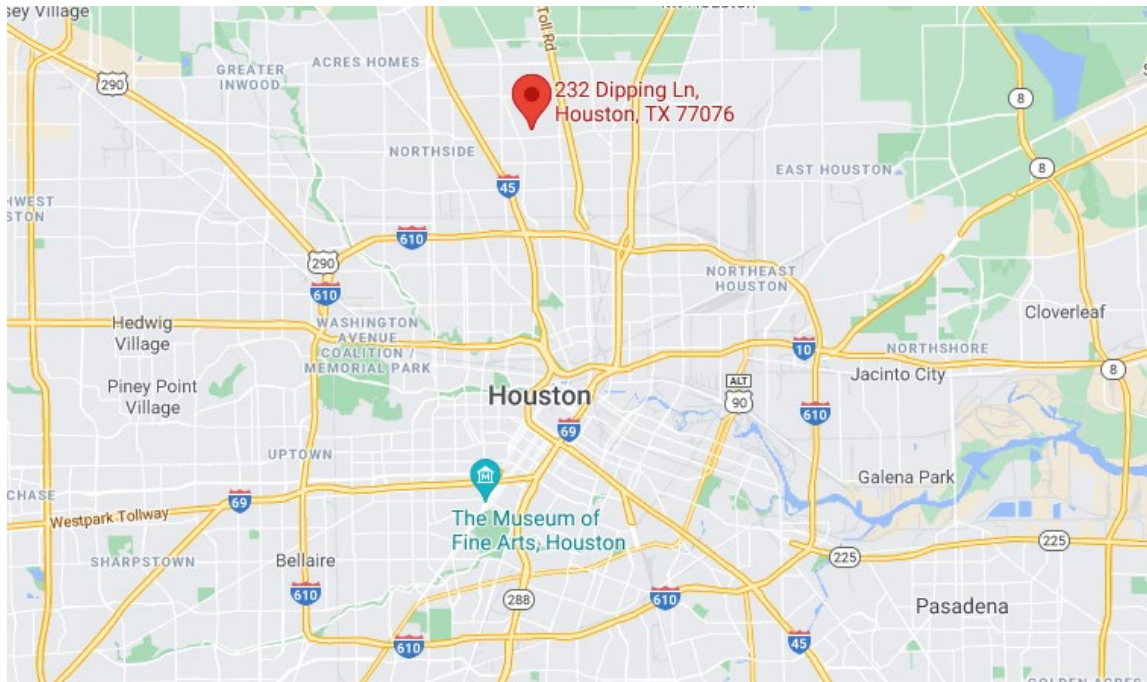
- Loan Agreement with Avenue CDC (Borrower)
- Loan - \$1,310,270.00 in CDBG-DR17 funds
- Acquisition and new construction of a multifamily rental community at 232 Dipping Lane
- Loan Agreement: adheres to the City's CDBG-DR17 guidelines and established legal parameters

III.c. MULTIFAMILY – 232 Dipping Lane (District H)

Development Summary

- Four-unit house-scale multifamily rental community
- Restricted to households earning 30%, 50%, 60% and 80% of the AMI
- ENERGY STAR standards: thermal enclosure system, energy-efficient lighting and appliances, etc.
- Provides access to public transportation, Texas Medical Center, Greenway Plaza and Uptown

III.c. MULTIFAMILY – 232 Dipping Lane (District H)



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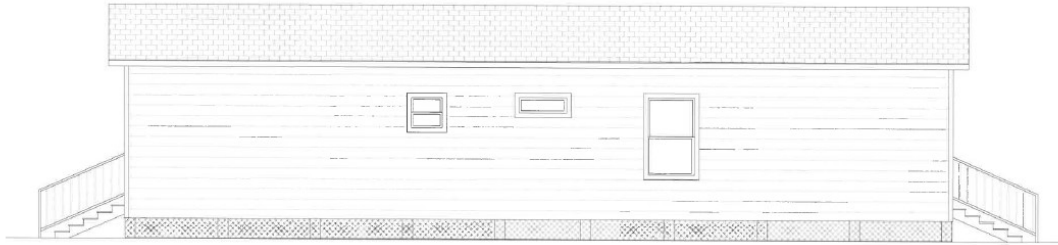


02 RIGHT ELEVATION
3/16" = 1'-0"



01 FRONT ELEVATION
3/16" = 1'-0"

III.c. MULTIFAMILY – 232 Dipping Lane (District H)



02 LEFT ELEVATION
3/16" = 1'-0"



01 REAR ELEVATION
3/16" = 1'-0"

III.c. MULTIFAMILY – 232 Dipping Lane (District H)

Sources:		Uses:	
City of Houston Request (CDBG-DR17)	\$1,310,270.00	Hard Cost	\$690,000.00
Cash Equity	\$50,000.00	Soft Cost	\$519,070.00
		Acquisition Cost	\$150,000.00
		Reserves	\$1,200.00
Total Funds:	\$1,360,270.00	Total Cost:	\$1,360,270.00



III.d. MULTIFAMILY – Fulton and James (District H)

An Ordinance authorizing:

- A Contract between the City and Avenue CDC, (Borrower)
- Loan - \$1,652,917.00 loan of CDBG-DR17 funds
- Land acquisition and new construction of a multifamily rental community at 2004 & 2008 Fulton St. and 1105 James St.
- Loan Agreement: adheres to the City's CDBG-DR17 guidelines and established legal parameters

III.d. MULTIFAMILY – Fulton and James (District H)

Development Summary

- Five-unit, house-scale multifamily rental development
- Serving households at 30%, 50%, 60%, and 80% AMI
- ENERGY STAR standards: thermal enclosure system, energy-efficient lighting & appliances, etc.
- In the Near Northside Complete Community with easy access to the Metrorail
- Within two miles of Downtown

III.d. MULTIFAMILY – Fulton and James (District H)



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III.d. MULTIFAMILY – Fulton and James (District H)



III.d. MULTIFAMILY – Fulton and James (District H)

Sources:		Uses:	
City of Houston Request (CDBG-DR17)	\$1,652,917.00	Hard Cost	\$866,463.00
Cash Equity	\$183,657.00	Soft Cost	\$299,611.00
		Acquisition Cost	\$669,000.00
		Reserves	\$1,500.00
Total Funds:	\$1,836,574.00	Total Cost:	\$1,836,574.00



DIRECTOR'S COMMENTS

Tom McCasland, Director

Virtual Community Office Hours



Virtual COMMUNITY OFFICE HOURS

Every Wednesday

from 1 p.m. - 4 p.m.

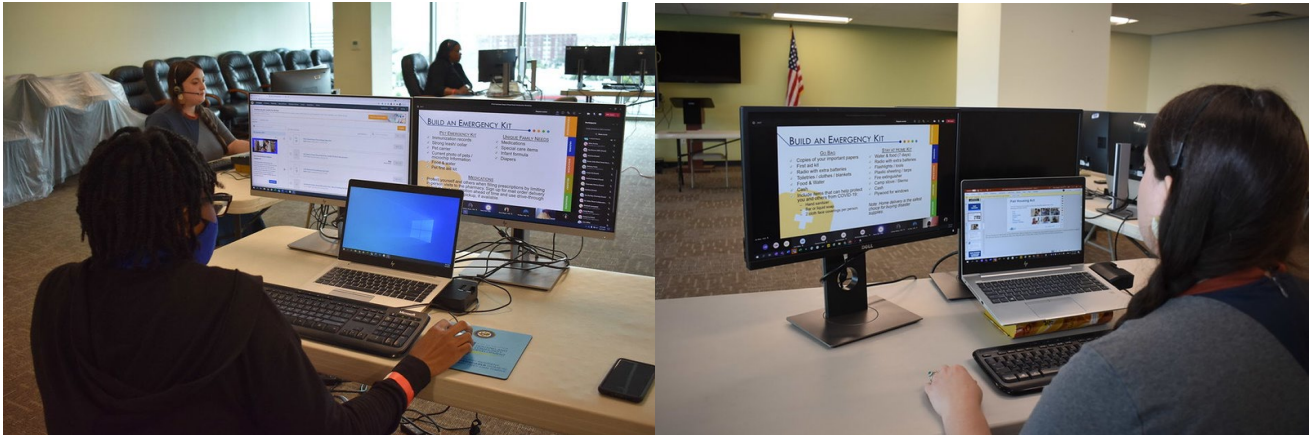
Representatives from each division will be readily available to assist with your call

Call in on the following numbers:

832-394-6912 • 832-394-6227 • 832-394-6126



5.27.21 Fair Housing and Hurricane Resilience Grant Introduction Training



HCDD's Fair Housing team staff host the grant introduction workshop for 2021's Fair Housing and Hurricane Resilience Outreach Grant.

East End Maker Hub Grand Opening District H



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East End Maker Hub Grand Opening District H



Under Construction: 5612 South Rice Avenue District: J



Total Development Costs: \$33,085,918.00
City's Investment: \$12,400,000.00 (CDBG-DR17)
Total Units: 62; Restricted Units: 55

Under Construction: Scott Street Senior Lofts District: D



Total Development Cost: \$34,673,324.00
City's Investment: \$14,500,000.00 (CDBG-DR17)
Total Units: 123; Restricted Units: 98

Under Construction: NHH Avenue J District: H



Total Development Cost: \$34,767,583.00
City's Investment: \$12,485,000.00 (CDBG-DR17)
Total Units: 100; Restricted Units: 83

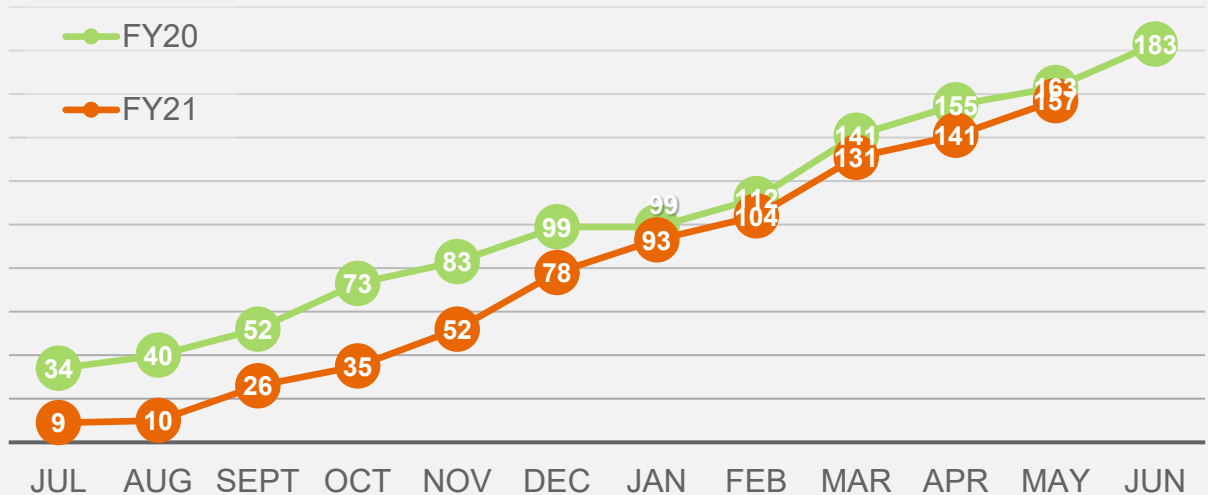
5.26.21 Gooden Family Key Exchange (Single Family Home Repair)



The NEW Michael Gooden residence in Settegast features an open floor plan, three-bedrooms, two-baths, energy efficient appliances and a wheelchair access ramp.

Homebuyer Assistance Program

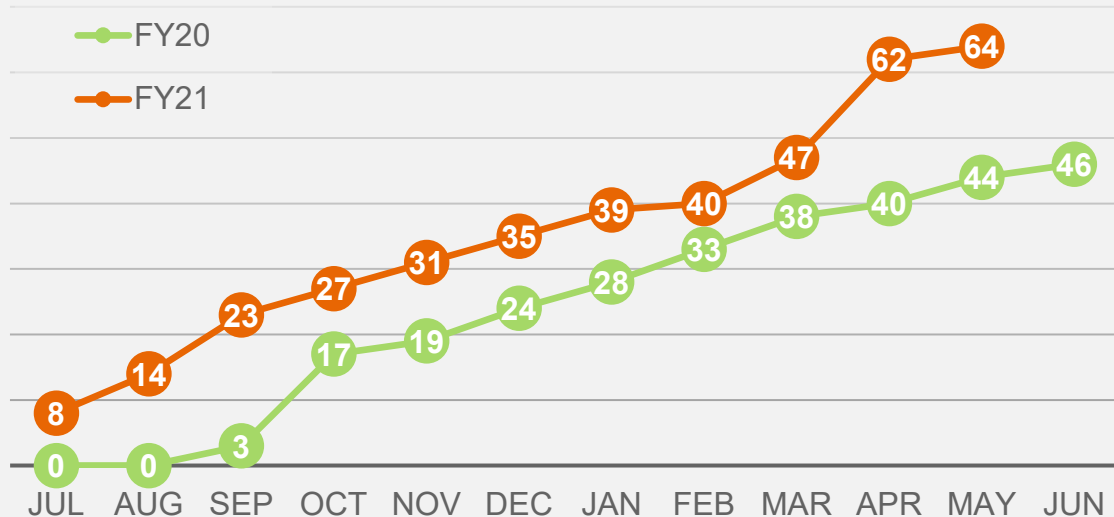
(Fiscal Year to Date)



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

Single Family Home Repair Program

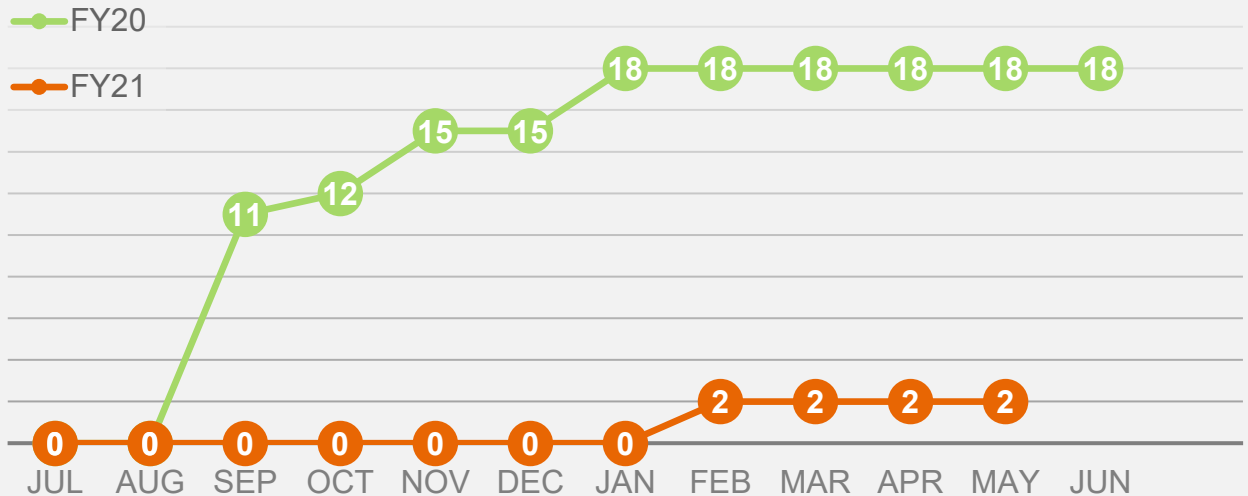
(Fiscal Year to Date)



The HRP repairs and reconstructs existing homes for homeowners.

New Home Development Program

(Fiscal Year to Date)



NHDP builds new homes for sale at affordable prices

Other Programs

(Fiscal Year to Date)



17

Projects under construction

Multifamily (FY21)

1

Projects completed

Multifamily (FY21)

9

Projects under construction

Public Facilities (FY21)

3

Projects completed

Public Facilities (FY21)



Other Programs

(Fiscal Year to Date)



46,944

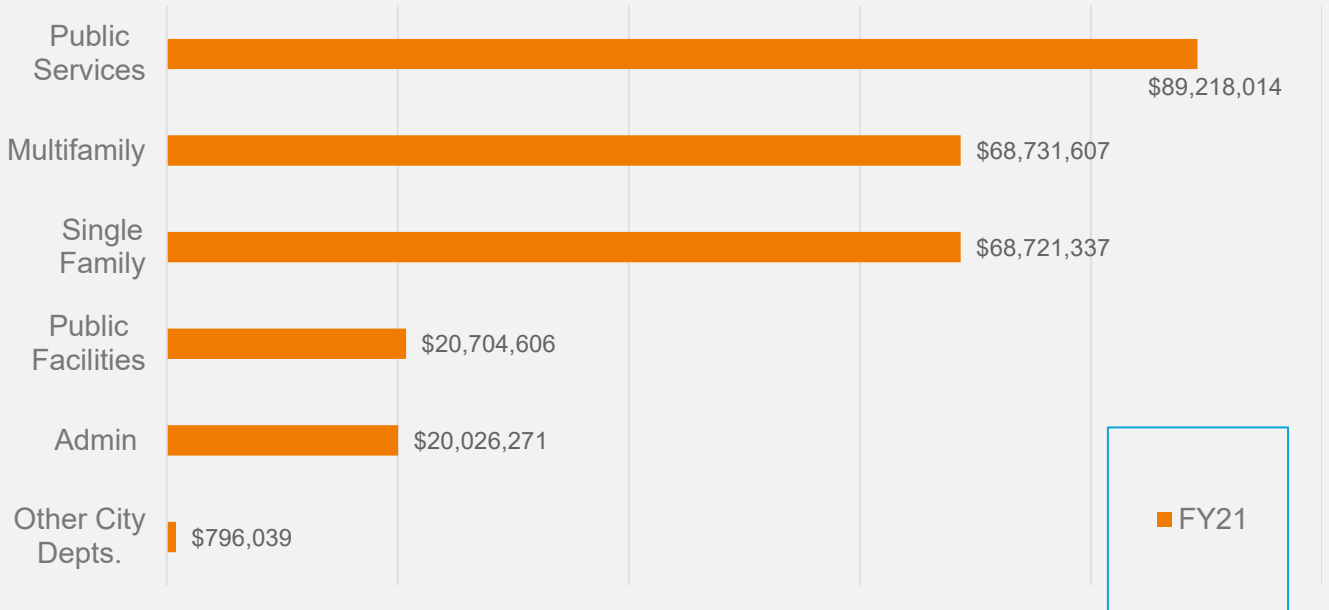
Persons Served

Public Services

As of Apr 2021

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

Spending by Program Area FY21 (through April 2021)



Total: \$249,242,848

Note: Previous months report included narrowly defined program area spending related to HCDD programs

Comments & Questions





2100 Travis Street, 9th floor, Houston, TX 77002
832-394-6200 | www.houstontx.gov/housing



@HoustonHCDD