



# Housing and Community Affairs Committee

September 21, 2021



# Agenda

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

# **PUBLIC SERVICES**

Melody Barr, Deputy Assistant Director

# Item II.a. Texas Emergency Rental Assistance – TERAP (All Districts)

An Ordinance authorizing a Third Amendment to the TERAP Contract between the City of Houston (City) and the TDHCA,

To revise Exhibit A, (Contract Benchmarks), and to Section 4, Deobligation of Funds through November 30, 2021.

There will be no adjustments to the funding on this contract.

## Item II.a. Texas Emergency Assistance – TERAP (All Districts)

TERAP provides rental assistance funds to income-eligible households impacted by COVID-19.

This program is federally funded by the U.S. Department of Housing and Urban Development (HUD) to prevent, prepare for, or respond to the impacts of COVID-19.

# Item II.b. HHSP Contract Extension (All Districts)

An Ordinance authorizing a First Amendment to the Contract between the City and the Texas Department of Housing and Community Affairs (TDHCA).

Extending the term of the Contract through December 31, 2021.

No additional funding is being provided.

## Item II.b. HHSP Contract Extension (All Districts)

Allowable activities for persons who are homeless or at risk of becoming homeless include:

Construction, development, or procurement of housing;

Rehabilitation of structures for housing;

Provision of direct services and case management;

Other homelessness-related activities as approved by the TDHCA.

# Item II.b. HHSP Contract Extension (All Districts)

HHSP was codified during the 82nd Texas legislative session.

Through HHSP, the state provides funding to the nine largest cities in Texas in support of services to homeless individuals and families.

Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.



# Item II.c. HHSP Youth Set-Aside Extension (All Districts)

An Ordinance authorizing a First Amendment to the Contract between the City and the TDHCA,

Extending the term of the Contract through December 31, 2021 to address Youth Homelessness in Houston.

No additional funding is being provided.

# Item II.c. HHSP Youth Set-Aside Extension (All Districts)

Allowable activities for youth set-aside funds include:

Essential services, street outreach and transitional living for homeless persons in youth-headed households;

Direct services and case management to homeless persons in youth-headed households;

Other homelessness-related activities as approved by the TDHCA.

## Item II.d. Texas Dept. of Housing and Community Affairs (All Districts)

An Ordinance authorizing the City to enter into a Contract with the TDHCA

For \$1,267,767.00 in Homeless Housing Services Program (HHSP) funds and \$398,738.00 as a set-aside to address youth homelessness.

This Ordinance authorizes the HCDD Director to represent the City on behalf of the award with authority to execute the Contract.

## Item II.d. Texas Dept. of Housing and Community Affairs (All Districts)

This item is a procedural, administrative matter required by the State of Texas for the City to receive funding.

An Ordinance allocating the accepted HHSP funds for use by local nonprofit organizations will be presented to Council in the near future.

# Item II.e. The Montrose Center (All Districts)

An Ordinance authorizing a First Amendment to the Agreement between the City and The Montrose Center,

Providing an additional \$269,992.22 in CDBG-DR17 funds,

For a recovery support program serving 250 low-to-moderate income (LMI) individuals affected by Hurricane Harvey.

## Item II.e. The Montrose Center (All Districts)

The initial term of this Agreement was April 1, 2020 -March 31, 2021,

A one-year administrative extension extended the Agreement through March 31, 2022. (This First Amendment will fund the extension period).

The Montrose Center has received funding from the City since 2012.

# Item II.e. The Montrose Center (All Districts)

Category	Contract Amount	Percentage
Program Services	\$241,618.89	89.49%
Program Administration	\$28,373.33	10.51%
<b>Total</b>	<b>\$269,992.22</b>	<b>100%</b>

As of June 2021, The Montrose Center has expended approximately 87% of their funds and achieved 77% of the client service goal.

The City funds 34% of the budget for this program and there were no findings on the annual compliance monitoring.

# Item II.f. Association for the Advancement of Mexican-Americans (All Districts)

An Ordinance authorizing a Second Amendment to the Agreement between the City and the Association for the Advancement of Mexican Americans (AAMA),

Providing up to \$145,677.40 in Housing Opportunities for Persons with AIDS (HOPWA) funding,

For supportive services to approximately 85 HOPWA eligible households.



# Item II.f. Association for the Advancement of Mexican-Americans (All Districts)

Supportive services include:

Case management, HIV education, primary and mental healthcare,

Life skills training, education and employment assistance,

Housing information, referrals, legal assistance, help with accessing government benefits, etc.

## Item II.f. Association for the Advancement of Mexican-Americans (All Districts)

The initial agreement term was from May 1, 2019 - April 30, 2020.

The First Amendment extended the Agreement to April 30, 2021.

The Agreement was Administratively Extended through October 31, 2021.

This Second Amendment will fund and extend the Agreement through April 30, 2022.

# Item II.f. Association for the Advancement of Mexican-Americans (All Districts)

Category	Amount	Percentage
Program Services	\$136,102.40	93.43%
Program Administration	\$9,575.00	6.57%
<b>Total</b>	<b>\$145,677.40</b>	<b>100%</b>

As of July 2021, AAMA has expended 71% of their funds and achieved 100% of the client service goal.

There were no findings on the annual compliance monitoring. AAMA has received HOPWA funding through the City for various contracts since 2014.

# **PUBLIC FACILITIES**

Ana Martinez, Deputy Assistant Director

# Item III.a. Navigation Center (District B)

An Ordinance approving a Contract between the City of Houston (City) and The Coalition for the Homeless of Houston / Harris County (Coalition)

Providing up to \$3,000,000.00 in Emergency Solutions Grant funds under the Cares Act (ESG-CV)

For the renovation of a 27,200 SF temporary emergency shelter for homeless individuals and families at 2903 Jensen Drive.

## Item III.a. Navigation Center (District B)

The City and the Coalition will execute a renovation, operations and management agreement and a separate lease agreement of the facility to the Coalition to manage renovations.

Improvements will include updates to building systems; upon completion of renovations, the Coalition will operate and manage the Navigation Center to mitigate the impacts created by COVID-19.

## Item III.a. Navigation Center (District B)

This facility will be a coed, secular, low-barrier, ADA-Accessible, temporary shelter providing up to 125 emergency "bridge beds" for homeless persons.

Transportation, case management, social services, meals, housing assistance, housing navigation services and security for clients will be provided.

# Item III.a. Navigation Center (District B)

<b>Funding Source</b>	ESG-CV
<b>Construction Type</b>	Renovation
<b>Development Type</b>	Temporary Emergency Shelter
<b>Emergency Bridge Beds</b>	100 beds
<b>Overflow Capacity</b>	25 Individuals



# Item III.a. Navigation Center (District B)

Sources:	Amount:	Uses:	Amount:
COH HCDD – ESG-CV	\$3,000,000.00	Hard Cost	\$4,455,970.00
COH Insurance Proceeds	\$974,837.00	Soft Cost	\$ 1,468,867.00
GHCF-United Arab Emirates	\$1,950,000.00		
<b>Total</b>	<b>\$5,924,837.00</b>	<b>Total</b>	<b>\$5,924,837.00</b>

# Item III.a. Navigation Center (District B)



# Item III.a. Navigation Center (District B)



# **DIRECTOR'S COMMENTS**

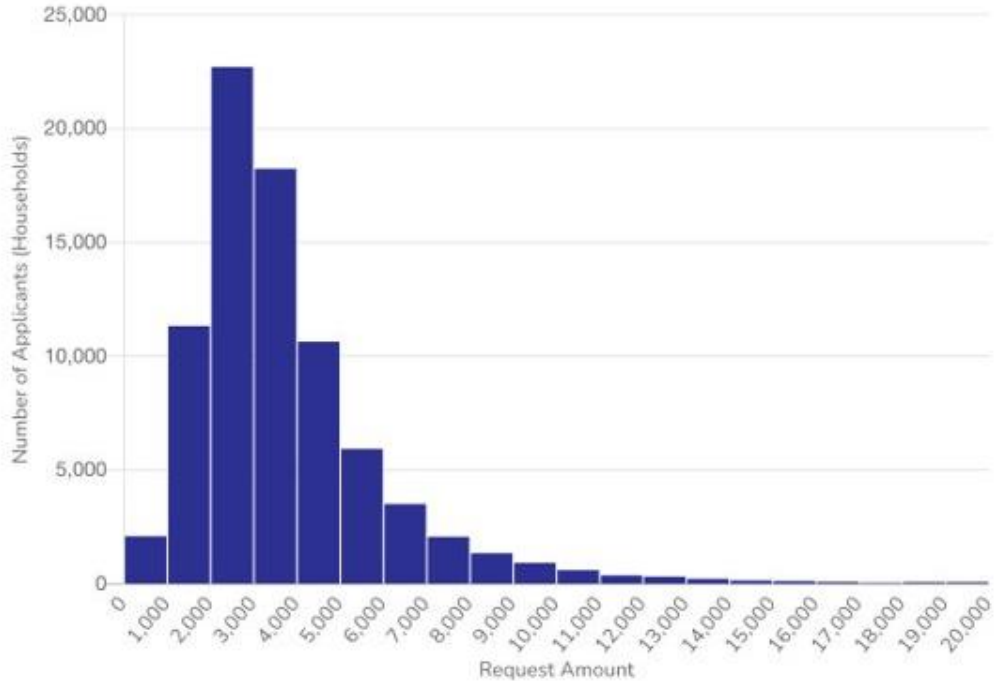
Tom McCasland, Director

# Emergency Rental Assistance Program (As of August, 2021)

Funding Source	Households Served	Total Funds
City	25,033	\$97,878,133.48
County	25,293	\$103,314,533.78
<b>Total</b>	<b>50,326</b>	<b>\$201,192,667.26</b>

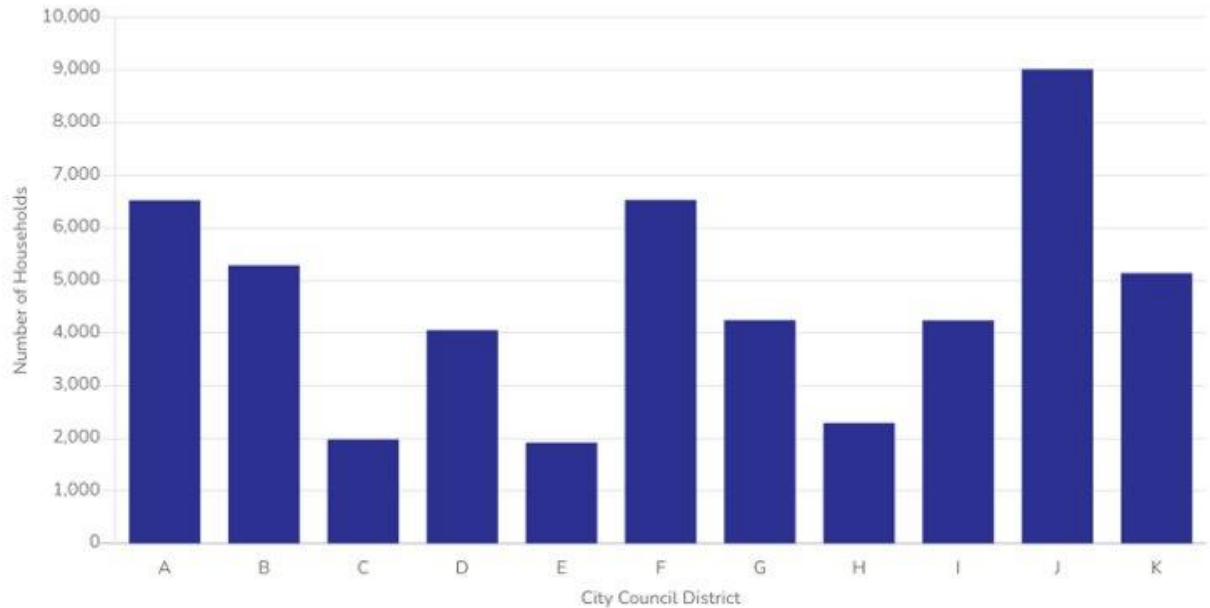
# Emergency Rental Assistance Program (As of August, 2021)

REQUEST AMOUNTS AMONG APPLICANTS



# Emergency Rental Assistance Program (As of August, 2021)

APPLICANTS BY CITY COUNCIL DISTRICT



# 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**





# Hartwood at Briarwest Apartments

## 12976 Westheimer Road 77077 (District G)



Total Cost: \$22.3M; Sources: \$14.4M (9% HTC); (\$2.5M DR17)      Total Units: 120 (51% LMI Restricted)

# Hartwood at Briarwest Apartments

12976 Westheimer Road 77077 (District G)



# Hartwood at Briarwest Apartments 12976 Westheimer Road 77077 (District G)



# Hartwood at Briarwest Apartments

## 12976 Westheimer Road 77077 (District G)



Business Center and Fitness Center

# Hartwood at Briarwest Apartments

12976 Westheimer Road, 77077 (District G)



# Hartwood at Briarwest Apartments

12976 Westheimer Road, 77077 (District G)



# South Rice Apartments

## 5612 South Rice, 77081 (District J)



Total Cost: \$30.2M; Sources: \$14.4 (9% HTC); (\$12.4M DR17) Total Units: 115 (86 LMI Restricted)

# McKee City Living Apartments

## 650 McKee Street, 77002 (District H)



Total Cost: \$35.4M; Sources: \$14.3M (9% HTC); (\$14.5M DR17) Total Units: 120 (62 Units LMI Restricted)



# 2100 Memorial Senior Apartments

## 2100 Memorial Drive, 77007 (District H)



Total Cost: \$62M; Sources: \$18.9M (9% HTC); (\$25M DR17)      Total Units: 196 (100% LMI Restricted)

# Single Family Home Repair Program

## 964 Rev. B.J. Lewis, 77088 (District B)



# Single Family Home Repair Program

## 964 Rev. B.J. Lewis, 77088 (District B)



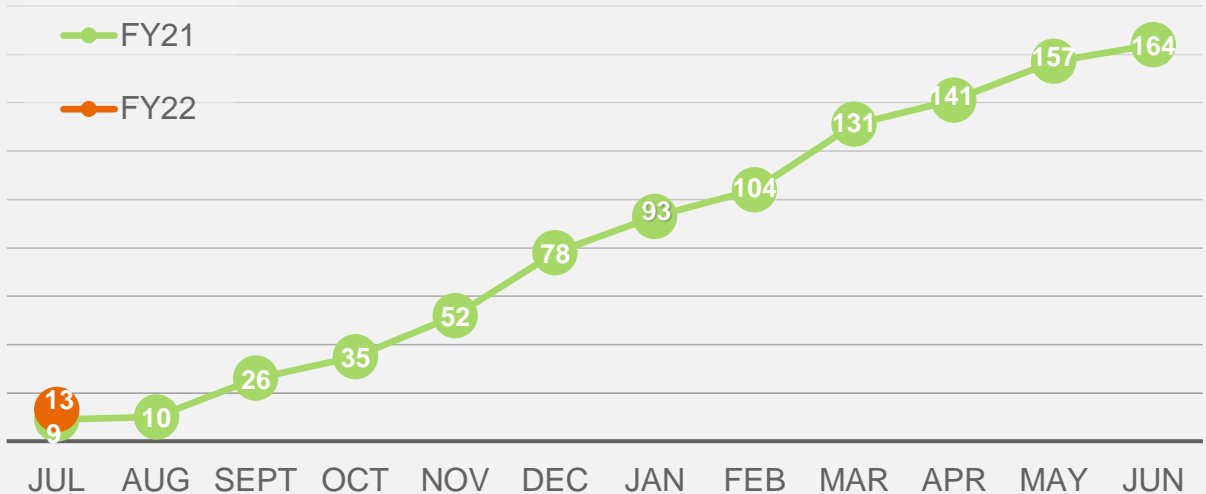
# Single Family Home Repair Program

## 8301 Prairie View, 77088 (District B)



# Homebuyer Assistance Program

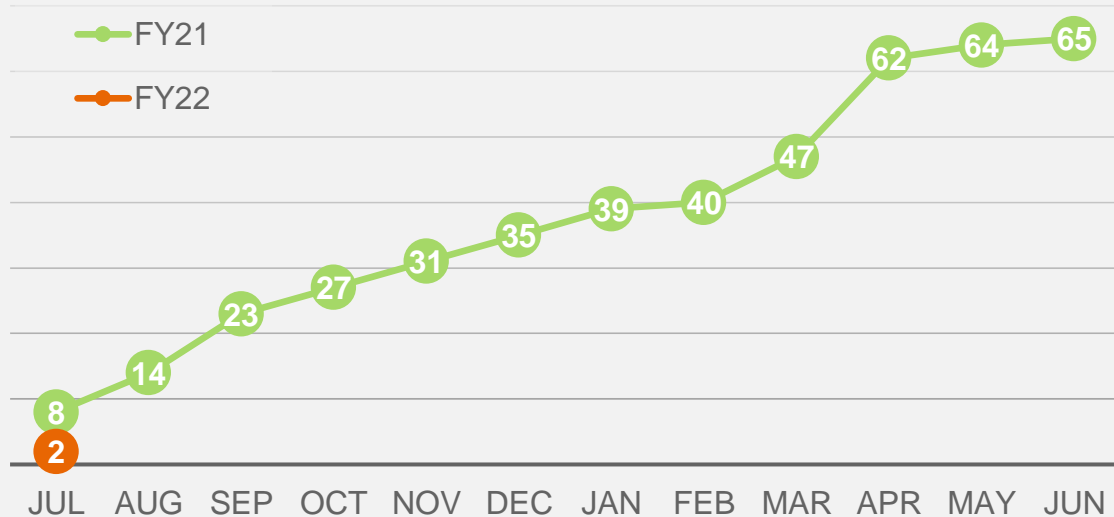
(Fiscal Year - cumulative totals)



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

# Single Family Home Repair Program

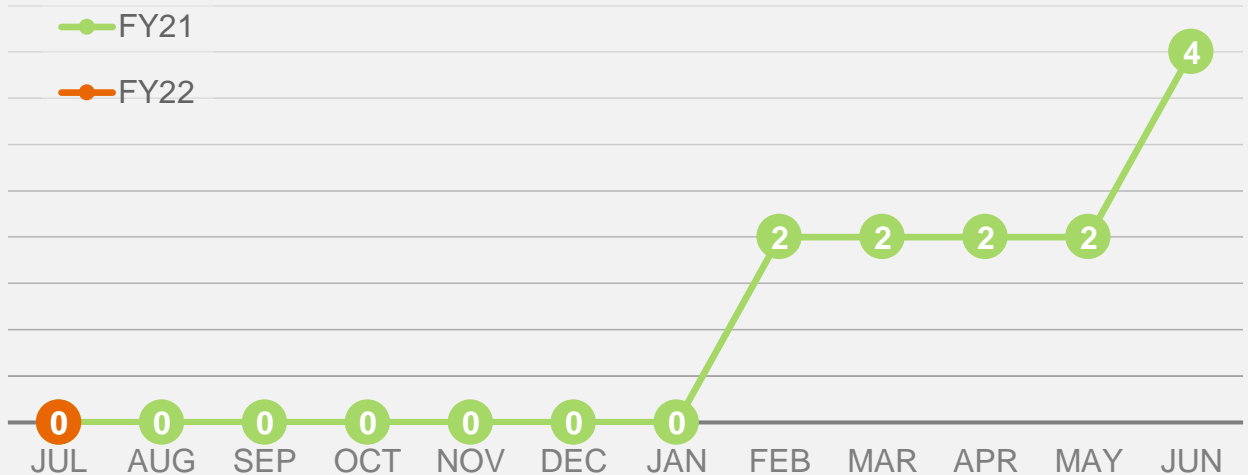
(Fiscal Year – cumulative totals)



The HRP repairs and reconstructs existing homes for homeowners.

# New Home Development Program

(Fiscal Year – cumulative totals)



NHDP builds new homes for sale at affordable prices

# Other Programs

(Fiscal Year)



26

Projects under construction

Multifamily (FY22)

0

Projects completed

Multifamily (FY22)

9

Projects under construction

Public Facilities (FY22)

0

Projects completed

Public Facilities (FY22)





# Other Programs

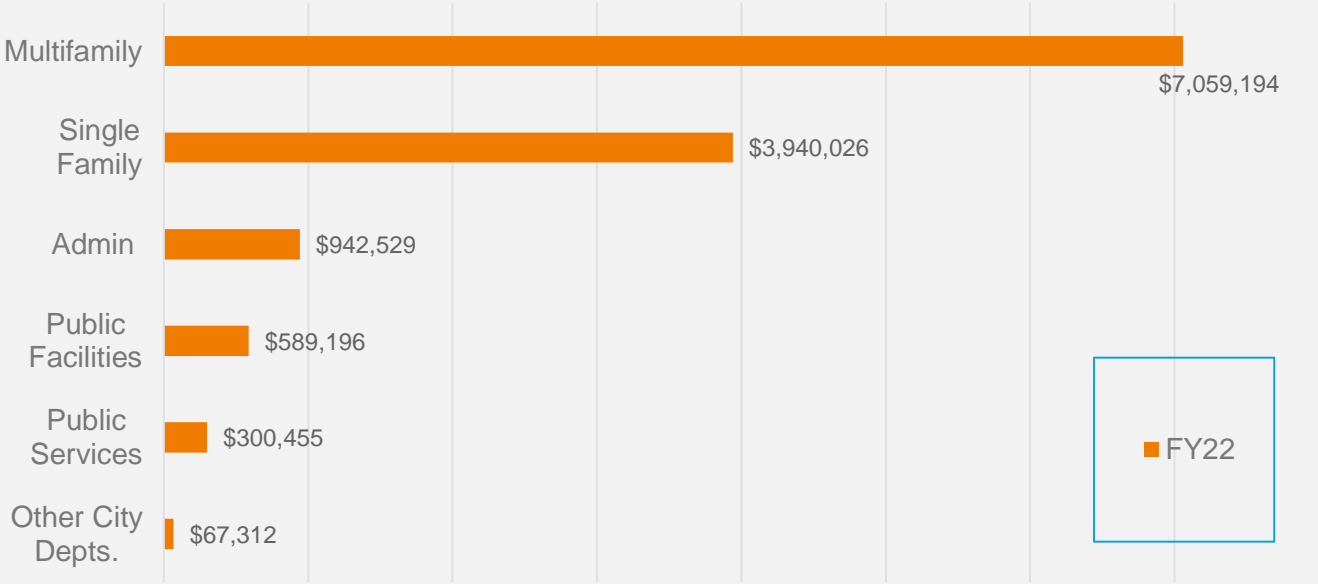
(Fiscal Year 2022)



**12,993**

Persons Served  
**Public Services**  
As of July 2021

# Spending by Program Area FY22 (as of July 2021)



**Total spending: \$12,898,712**

# Comments & Questions





Carolyn Wright, Interim Director

September 21, 2021



Sylvester Turner, Mayor



## Solid Waste Management Department FY22 Budget Amendment Presentation

Regulation & Neighborhood Affairs – Council Member Sallie Alcorn, Chair

Housing & Community Affairs – Council Member Tiffany Thomas, Chair

Quality of Life - Council Member Robert Gallegos, Chair

# FY22 Budget Amendment Process



- During the FY22 budget approval process, 20 amendments were presented which impacted the delivery of the city's solid waste management services.
- Council action on the 20 amendments were as follows:
  - 7 withdrawn
  - 12 approved
  - 1 already in place
  - 1 prohibited by local or state law.



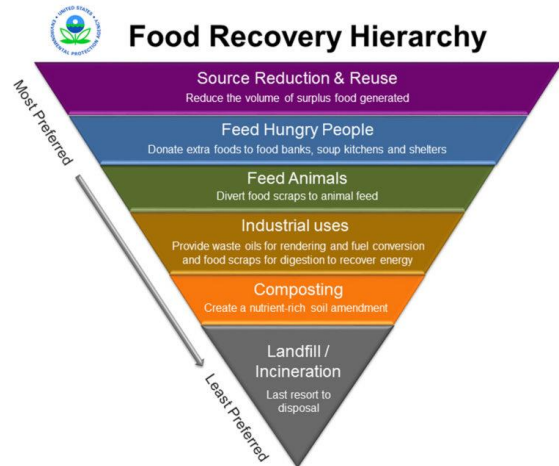


# Amendment 5.07: Composting Pilot Program

## Sponsor: Council Member Sallie Alcorn

Implement a cost-neutral composting pilot program to divert more materials away from the landfill. This six-to-eight-week program will introduce composting and its benefits to residents in up to three Houston neighborhoods.

- The department supports this amendment:
  - Aligns with the City's Long Range Solid Waste Plan.
  - Addresses a valuable portion of the waste stream which has immediate value and reuse across several industrial lines
  - Program testing and further system-wide adoption addresses an approximate 22% slice of the waste stream according to recent EPA study data.
  - The department, SPD and ARA have worked to prepare a scope of work for bidding the project. A pilot program is expected to run for 6 weeks in 3 neighborhoods in Council Districts B, C & I.
  - No Fiscal Impact



# Amendment 6.13: On-Call Collections Contractor

Sponsor: CM Amy Peck



An on-call contract subject to vendor availability and following procurement rules to assist with Solid Waste Management collections as needed in each council district if directed through Council District Service Funds.

- SPD is prepared to send out a scope of work for potential vendors for individual projects in each council district
- Funding source identified, allocated funds not to exceed \$50,000 per council district and council member's desired use of such a program.
- Council should note that private collections will only net a few hundred pickups based on national study rates for private hauling services.
- Given current driver and vehicle shortages, anticipated costs may be higher than illustrated herein.

## AVERAGE JUNK REMOVAL COSTS

Project Type	Average Cost
Minimum Charge	\$75-\$100
A Few Pieces of Furniture	\$100-\$300
<b>Whole Home Cleanout</b>	<b>\$500-\$1,500</b>
Attic, Basement, or Garage Cleanout	\$200-\$800
Hoarding Cleanup	\$1,000-\$3,000
Foreclosure/Estate Cleanout	\$800-\$2,000

## FACTORS THAT AFFECT PRICING

- **Cost of living in your area**
- **Ease of access**
- **Removal of hazardous material**
- **Time of year you book services**
- **The company you hire**



# Amendments 6.14 & 6.15: Messaging/Text Apps

~~Sponsors: CMs Amy Peck / Tarsha Jackson~~

The Solid Waste Department shall explore the possibility of sending automatic text messages for those who opt in to remind them each month of their trash/recycling days and whether it is junk or tree waste month.

- An app shall be created to show where Solid waste Management trucks are located in real time. Once a street is collected, this shall be reflected on the map so that individuals can see when their trash/recycling will be picked up or if their house was missed.
  - SWMD Supports these amendments as they align with our new HTX Collects App – where citizens may sign up for service notification reminders. Note that sending text messages is not an option at this time.
  - Once procured, Rubicon Global, LLC, will provide technical support for vehicle tracking, vehicle routing and performance management for the department's fleet which may become a part of a real time customer viewable dashboard.







# Amendment 7.01: Neighborhood Depositories

## Sponsor: Council Member Tarsha Jackson

The illegal dumping problem in the city is out of hand, and is especially egregious in a number of districts, including B. One way to mitigate the problem is by giving people greater access to disposing of their trash and tires legally at depositories. This amendment would increase the number of days of operation at the existing depositories from 5 to 6 days a week.

- The department supports this amendment.
- Effective July 1, 2021, all Neighborhood Depository sites were officially opened six (6) days a week, Tuesday-Sunday, 9 a.m. – 7 p.m.
- Fiscal Impact for this action is estimated to be \$291,000.00 for FY22 and will impact the General Fund.





# Amendment 8.01: Multi-Family Recycling

## Sponsor: Council Member Kamin

Before the end of FY22, the Solid Waste Management Department shall begin the stakeholder engagement process regarding mandatory multi-family recycling. The Solid Waste Management Department shall present an ordinance for a vote before Houston City Council for a program that will begin implementation no later than January 2024.

- The department supports this amendment.
- The amendment aligns with the City's Long-Range Plan.
- Kinder Institute 2020 Housing Report indicates trends toward future housing in the city will be multifamily.
- More than one-half of Houston's 2.3 million residents are multi-family dwellers, generating on average 7 lbs. of waste per person per day (TCEQ), or an estimated 800K – 1 million tons annually of home garbage.





# Amendment 14.04: Developer Fee

## Sponsor: CM Robert Gallegos

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The City of Houston shall create and assess a developer impact fee for new residential development if the development requires refuse collection to be provided by the Solid Waste Management Department. The fee shall be calculated by multiplying the number of new single-family dwellings in the development by the cost to deliver a new refuse container as established in the City Fee Schedule (currently \$24.86). The impact fee shall not be imposed on a new development if the refuse collection service is privatized.

- Ch. 395 TX Local Gov't Code - Impact Fees authorize cities to charge a fee for capital improvements.
- This fee does not fit in this category
- The law prohibits the City from charges twice for the same fees. The proposed is within the scope of fees already charged with the container lease fee.





# Amendment 14.05: One-Time Setup Fee

## Sponsor: CM Robert Gallegos

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The City of Houston shall create and assess a one-time setup fee for new residential development waste service customers equal to the “fee for change of customer at same address” as established in the City Fee Schedule (\$5.94). If a new city refuse container is required, the customer shall pay the refuse container delivery fee (currently \$24.86) as established in the City Fee Schedule in addition to the setup fee.

- This fee is usually associated with an enterprise utility service and not a general fund service.
- The law prohibits the City from charges twice for the same fees. The proposed is within the scope of fees already charged with the container lease fee.



# Amendment 14.06: Management District Partnership

## Sponsor: CM Robert Gallegos



The Solid Waste Management Department shall conduct a pilot program in partnership with interested management districts to retrieve illegally dumped tires, on an as-needed basis, from city right-of-way and public spaces. Under the pilot, dumped tires would be picked up by participating management district crews, at no cost to the city, and taken to city neighborhood depositories to be collected, transported, and disposed of under the existing solid waste tire disposal contract and at no cost to the management district.

- The department does not support this amendment.
- Management Districts are state sanctioned entities that raise funds to support their services. They raise and expend funds based on the continued development and betterment of their “state-designated and sanctioned” boundaries. Management districts may contract with private entities to support their respective business needs.
- Depositories are established to support citizen self-service. The stations are currently at and above capacity due to usage and driver shortages. The department has reported for several years the need to have at least 5 to 7 additional sites around the city to meet the needs of past and future growth trends.
- The department recommends the Council Districts that are in favor of such an approach utilize their Council District Service Funds to subsidize the Management Districts needs. Programs are in place in other council districts which can be modeled.



# Amendment 14.07: Tree/Junk Waste Study

## Sponsor: CM Robert Gallegos



The Houston Solid Waste Department shall conduct a study of its residential Tree and Junk Waste Program collection schedule to determine if a revised schedule, that could provide 8 total Tree and Junk collections per year and increase the Junk Waste collection period, would be more efficient and sustainable for the department, and more reliable and better meet the needs for customers, than the existing monthly pickup schedule. As part of this study, the department should also consider establishing and assessing extra collection service fee (to be determined as part of this review) to residential customers who require additional pickup beyond what could be provided under a revised Tree and Junk Waste collection schedule.

- SWMD does not support this amendment due to the potential for increased illegal dumping in already overburdened areas.
- The amendment does not comport with current and past Long Range Plans/Studies which cite waste minimization and diversion as needed efforts to preserve long range landfill disposal airspace.
- Delayed collection would only mean more waste to collect with reduced schedules and insufficient crews to cover. The financial burden to the city to cover additional collections would run into several million general fund dollars.
- Increased use at the depositories would also drive general fund costs provided new facilities could be built in time to cover the higher demand.



# Amendment 16.02: Driver Signing Bonus

Sponsor: Council Member Martha Castex-Tatum



The City of Houston will offer \$3,000 sign-on incentive pay for licensed CDL drivers that commit to 3 years of employment as a Solid Waste driver until open positions are filled.

- The department supports this amendment.
- Administrative Procedure has been drafted and approved by the Administration.
- Fiscal Impact: \$120,000 for 40 positions over three (3) fiscal years.

## Solid Waste Management Department **NOW HIRING**

Up to  
**\$3,000**  
Signing incentive pay

**REQUIREMENTS:**  
CLASS A or CLASS B  
6 months CDL  
DRIVING Experience

**OPEN POSITIONS:**  
Sideloader Operator  
Senior Sideloader Operator  
Senior Refuse Truck Driver



[www.houstonsolidwaste.org](http://www.houstonsolidwaste.org)

# Amendment 16.05: Tagging & Enforcement

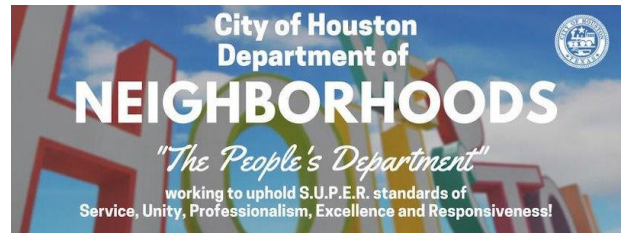
## Sponsor: CM Martha Castex-Tatum

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The City of Houston will determine a process to identify, tag and charge any resident putting out more than 8 cubic yards of junk waste or tree waste each month.

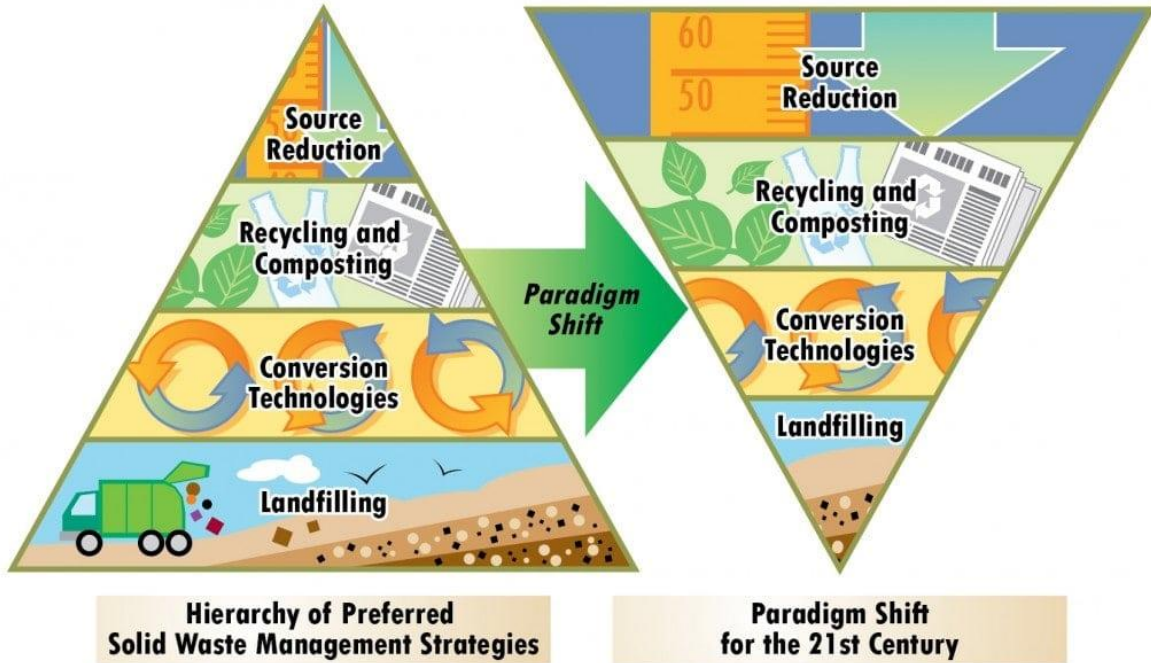
- This amendment is not needed as tagging processes are already in place and covered by the current Houston Code of Ordinances.
- Solid Waste drivers tag over the limit garbage to include junks/tree waste and non-conforming yard waste bags.
- DON tags and cites residents for early placement and other matters related to city neighborhood standards as dictated by the Houston Code of Ordinances







# Questions



# Comments & Questions

