



# Housing and Community Affairs Committee

November 16, 2021



# Agenda

- I. Welcome/Introductions
- II. Planning & Grants Management
- III. Public Services
- IV. Public Facilities
- V. Multifamily
- VI. Director's Comments
- VII. Public Comments

# Planning & Grants Management

Derek Sellers, Deputy Director

# Item II.a. HOME – American Rescue Plan (All Districts)

An Ordinance authorizing:

- 1) The Amendment and submission of the 2021 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD),
- 2) Receiving \$37,352,805.00 in HOME Investment Partnerships Grant American Rescue Plan (HOME-ARP) funds from HUD, and
- 3) The execution of the Agreement and related documents between the City of Houston and HUD for the HOME-ARP by the Mayor, or the Mayor's designee.

# Item II.a. HOME – American Rescue Plan (All Districts)

The goal of the HOME-ARP is to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations.

The Amended 2021 Annual Action Plan will outline funding priorities in the HOME-ARP Allocation Plan to include TBRA, supportive services, and non-congregate shelter.

The HOME-ARP Allocation Plan is based on federal guidance and requirements.

# Item II.a. HOME – American Rescue Plan (All Districts)

- NEW Federal Formula Grant under the American Rescue Plan
- \$37.3 Million allocated to the City of Houston
- Funds are available to spend until 2030
- Plan addresses homelessness and housing instability

# Item II.a. HOME – American Rescue Plan (All Districts)

HOME-ARP	AMOUNT	PERCENT
Acquisition and Development of Non-Congregate Shelters	\$ 22,550,000	60.4%
Tenant-Based Rental Assistance	\$ 2,500,000	6.7%
Supportive Services	\$ 6,699,884	17.9%
Administration	\$ 5,602,921	15.0%
<b>TOTAL</b>	<b>\$ 37,352,805</b>	<b>100.0%</b>

# Item II.a. HOME – American Rescue Plan (All Districts)

## Tenant-Based Rental Assistance

- Provide direct rental and utility assistance to approximately **160** chronic or near chronic homeless clients

## Non-Congregate Shelters

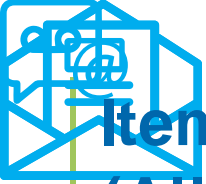
- Rehabilitate **375** temporary supportive housing units
- Develop **135** temporary supportive housing units

## Supportive Services

- Provide **510** families with supportive services







# Item II.a. HOME – American Rescue Plan (All Districts)

- **Comment Period:** November 4 – November 19, 2021
- **Two Public Hearings:** November 4<sup>th</sup> and 10<sup>th</sup>
- **Ways to Comment:**



**Online:** [bit.ly/HOME-ARP](https://bit.ly/HOME-ARP)

**Email:** [HCDDPlanning@Houstontx.gov](mailto:HCDDPlanning@Houstontx.gov)

**Voicemail:** 832-394-5400

**Mail:** HCDD

Attn: Planning & Grants Management  
2100 Travis St., 9<sup>th</sup> Floor  
Houston, TX 77002

# Item II.b. DR-16 Contract Amendment (All Districts)

An Ordinance authorizing the Mayor or Mayor's designee to:

Execute an Amendment to Contract No. 19-076-008-B357 with the Texas General Land Office (GLO) for the Community Development Block Grant Disaster Recovery for the 2016 Flood Events (CDBG-DR16).

# Item II.b. DR-16 Contract Amendment (All Districts)

This Contract Amendment will update the following:

- Extend the Agreement term from April 30, 2022 to April 30, 2023
- Revise the Performance Statement, including the addition of low- and moderate-income (LMI) Area Benefit as a National Objective and information about the estimated number served.

## Item II.b. DR-16 Contract Amendment (All Districts)

On February 19, 2019, City Council authorized the Mayor to execute \$23,486,698 CDBG-DR16 contract for a Housing Buyout program to purchase single-family or multifamily homes.

In March 2021, City Council authorized a Contract Amendment to reflect a ***multifamily-only*** buyout program and perform other administrative changes.

Guidelines for this program were approved by Council and reviewed by the GLO in 2019.

## Item II.b. DR-16 Contract Amendment (All Districts)

HCDD and Houston Public Works have identified three multifamily residential properties that were impacted by the 2016 Flood Events for buyout.

These properties will be removed from the floodplain to prevent the risk of future flooding.

After relocation of the tenants is completed, the City will demolish the buildings.

# **PUBLIC SERVICES**

Melody Barr, Deputy Assistant Director

# Item III.a. HHSP General Allocation (All Districts)

An Ordinance authorizing the City of Houston to:  
Enter into a Contract with the Texas Department of Housing and Community Affairs (TDHCA) and,  
Accept a general allocation of \$1,267,767.00 in Homeless Housing Services Program (HHSP) funds for FY 2022.

# Item III.a. HHSP General Allocation (All Districts)

Specifically allowable activities include:

- Construction, development, or procurement of housing for homeless persons;
- Rehabilitation of structures targeted to serving homeless persons;
- Provision of direct services and case management to homeless persons or persons at-risk of homelessness;
- Other homelessness-related activities as approved by the TDHCA.



# Item III.a. HHSP General Allocation (All Districts)

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session.

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

# Item III.b. HHSP Youth Allocation (All Districts)

An Ordinance authorizing the City of Houston to:

Enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA) and,

Accept \$398,738.00 of Homeless Housing Services Program (HHSP) funds for FY 2022 to address youth homelessness in Houston.

# Item III.b. HHSP Youth Allocation (All Districts)

Allowable activities include:

- Essential services, street outreach and transitional living for youth-headed households experiencing homelessness;
- Provision of direct services and case management to persons experiencing homelessness in youth-headed households;
- Or other homelessness-related activities as approved by the TDHCA.

# Item III.c. HACS (dba Avenue 360) (All Districts)

An Ordinance authorizing a Third Amendment to the Contract between the City and Houston Area Community Services, Inc. (dba Avenue 360),

Providing \$2,977,315.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for housing and supportive services to persons with HIV/AIDS.

And de-obligating \$44,738.57 in Operations funds as Avenue 360 no longer provides the activity for which the funds were originally allocated.

# Item III.c. HACCS (dba Avenue 360) (All Districts)

Avenue 360 will continue to provide the following services:

- Tenant-Based Rental Assistance (TBRA) with supportive services (265 households)
- Short-Term Rent, Mortgage, and Utility Assistance (STRMUA) with supportive services (185 households)
- Permanent Housing Placement Services (PHPS) (40 households)

# Item III.c. HACS (dba Avenue 360) (All Districts)

HOPWA Category	HOPWA Amount	Percent
Tenant Based Rental Assistance	\$2,412,439.00	81.03%
Supportive Services	\$339,633.00	11.41%
Short-Term Rent, Mortgage, and Utility Assistance	\$213,749.00	7.18%
Administrative	\$9,089.00	0.31%
Supportive Services – Permanent Housing Placement	\$2,405.00	0.08%
Operations: Community Residence	\$0.00	0.00%
<b>Total</b>	<b>\$2,977,315.00</b>	<b>100 %</b>



## Item III.c. HACCS (dba Avenue 360) (All Districts)

The initial Agreement period began December 1, 2018 and through amendments and extensions will end January 31, 2022.

This Third Amendment to the contract will fund the program through November 30, 2022.

As of September 2021, Avenue 360 served 57% of their client goal and spent 90% of their funds.

There were no findings on their annual compliance monitoring.

## Item III.d. The Women's Home (All Districts)

An Ordinance authorizing a First Amendment to the Contract between the City of Houston and The Women's Home.

Providing up to \$265,366.31 in Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17) funds.

For a job services program with supportive services for low- to moderate- income Houston residents affected by Hurricane Harvey.



## Item III.d. The Women's Home (All Districts)

The Women's Home will use the CDBG-DR17 funds to provide a minimum of 350 individuals with:

Case management, mental health counseling, substance abuse services, job training and education.

These services will assist individuals with the opportunity to further resiliency and sustainability.

# Item III.d. The Women's Home (All Districts)

FUNDING SOURCE	AMOUNT	Percent
Direct Program Service	\$239,466.56	90.24%
Administration	\$25,899.75	9.76%
<b>Total</b>	<b>\$265,366.31</b>	<b>100%</b>

As of September 2021, The Women's Home has expended approximately 77% of funds and achieved 75% of the client goal with no findings on their annual compliance monitoring.

# **PUBLIC FACILITIES**

Ana Martinez, Deputy Assistant Director

# Item IV.a. The Harris Center (All Districts)

An Ordinance authorizing a Contract between the City of Houston and Harris Center for Mental Health and IDD.

Providing \$2,548,012.00 in Home Investment Partnership Program (HOME) funds towards the construction of 6168 South Loop East Apartments.

Which will consist of 24 one-bedroom units and two one-bedroom ADA-accessible units.

# Item IV.a. The Harris Center (All Districts)

The Harris Center will provide:

Permanent Supportive Housing (PSH) consisting of support services such as case management, primary health care, and substance abuse treatment.

Other services will include life skills training, behavioral and primary health care, mental health, exercise and nutrition programs and other supportive services.

# Item IV.a. The Harris Center (All Districts)



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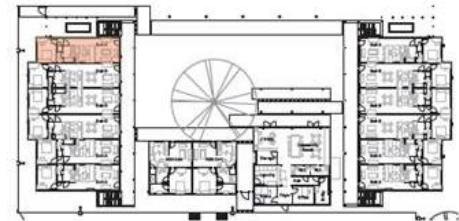


# Item IV.a. The Harris Center (All Districts)



UNIT A - \$125,000 Per Unit

The smallest of the three unit types, this one bedroom apartment provides its residents with a safe place to sleep, eat, and relax. Residents can dine with friends or family at the kitchen island counter or watch a game on TV in the living room. The bedroom also has space for a desk to study or work from home.



**THE HARRIS CENTER FOR MENTAL HEALTH & IDD**

6168 SOUTH LOOP EAST APARTMENTS



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



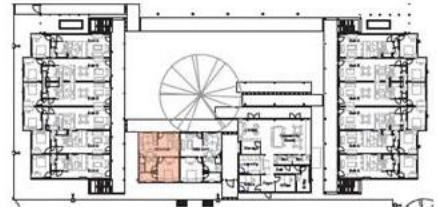


# Item IV.a. The Harris Center (All Districts)



ADA UNIT - \$129,000 Per Unit

This unit is designed to be universally accessible, with a spacious kitchen and a roll-in shower. A walk-in closet with built-in shelving provides residents with plenty of storage. With safe and accessible spaces to eat, sleep, and rest, this apartment will empower future residents towards success by providing stability.



**THE HARRIS CENTER FOR MENTAL HEALTH & IDD**

6168 SOUTH LOOP EAST APARTMENTS



# Item IV.a. The Harris Center (All Districts)

Sources	Amount	Uses	Amount
City of Houston Request	\$2,548,012.00	Hard Cost	\$6,224,647.00
Health and Human Services Commission (HHSC)	\$4,770,000.00	Soft Cost	\$1,111,365.00
Equity	\$444,450.00	Acquisition Cost	\$414,450.00
In-Kind Equity/ Deferred	\$150,000.00	Developer Fee	\$150,000.00
Developer Fee		Reserves	\$12,000.00
<b>Total Source of Funds:</b>	<b>\$7,912,462.00</b>	<b>Total Project Cost:</b>	<b>\$7,912,462.00</b>

# MULTIFAMILY

Ana Martinez, Deputy Assistant Director

# Item V.a. Chew Street (Small Rental) (District B)

An Ordinance authorizing an Agreement between the City of Houston and the Fifth Ward Community Redevelopment Corporation.

To provide up to \$1,678,142.00 of Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17) funds.

For the acquisition and new development of seven small rental units to be located at 2600 Chew Street, Houston, TX 77020.

# Item V.a. Chew Street (Small Rental) (District B)

Chew Street Rental Townhomes will include five two-story and two one-story accessible rowhomes.

Two-story homes will feature three bedrooms and two baths and will be 1,300 square feet. One-story homes will consist of two bedrooms and two baths for a total of 1,010 square feet.

The property will serve low- to moderate- income households at 30%, 50%, 60% and 80% of Area Median Income.

# Item V.a. Chew Street (Small Rental) (District B)



# Item V.a. Chew Street (Small Rental) (District B)

The loan and affordability period will be 20 years and will commence when the construction period is completed.

Sources:		Uses:	
City of Houston (CDBG-DR 17)	\$1,678,142.00	Acquisition	\$135,000.00
In-Kind Equity/ Def. Developer Fee	\$146,250.00	Hard Costs	\$1,432,065.00
Rice School of Design	\$10,000.00	Soft Costs	\$250,811.00
City of Houston/EPA	\$5,000.00	Reserves	\$21,516.00
<b>Total Source of Funds:</b>	<b>\$1,839,392.00</b>	<b>Total Project Cost:</b>	<b>\$1,839,392.00</b>



# Item V.b. Francis Street (Small Rental) (District D)

An Ordinance authorizing an Agreement between the City of Houston and Row House Community Development Corporation (RHCDC)

Providing up to \$1,546,310.00 of Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17) funds,

For the new development of seven small rental units to be located at 2503, 2507 & 2511 Francis Street, Houston, TX 77004.



# Item V.b. Francis Street (Small Rental) (District D)

RHCDC proposes four two-bedroom apartments in two duplex buildings and three one-bedroom apartments in the accessory buildings.

The property will serve low- to moderate- income households at 30%, 50%, 60% and 80% of Area Median Income.

The loan and affordability period will be 20 years and will commence when the construction period is completed.

# Item V.b. Francis Street (Small Rental) (District D)

Sources:		Uses:	
City of Houston (CDBG-DR 17)	\$1,546,310.00	Acquisition	\$184,000.00
In-Kind Equity/ Def. Developer Fee	\$261,534.00	Hard Costs	\$1,372,897.00
Kinder Foundation Grant	\$45,000.00	Soft Costs	\$244,947.00
		Reserves	\$71,000.00
<b>Total Source of Funds:</b>	<b>\$1,852,844.00</b>	<b>Total Project Cost:</b>	<b>\$1,852,844.00</b>

# Item V.c. Rawley Street (Small Rental) (District B)

An Ordinance authorizing an Agreement between the City of Houston and Fifth Ward Community Redevelopment Corporation.

Providing a \$1,439,567.00 Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17) loan.

For the acquisition and new development costs for seven small rental units to be located at 3416 Rawley Street, Houston, TX 77020.

# Item V.c. Rawley Street (Small Rental) (District B)

The Rawley Street Rental Cottages will consist of four two-story homes and two, one-story accessible homes.

All homes will feature two bedrooms and two bathrooms with a total of 1,240 square feet in the two-story units and 960 square feet in the one-story units.

The property will serve low- to moderate- income households at 30%, 50%, 60% and 80% of the Area Median Income.

# Item V.c. Rawley Street (Small Rental) (District B)



# Item V.c. Rawley Street (Small Rental) (District B)

Sources:		Uses:	
City of Houston (CDBG-DR 17)	\$1,439,567.00	Acquisition	\$135,000.00
In-Kind Equity/Def. Developer Fee	\$144,250.00	Hard Costs	\$1,179,550.00
Rice School of Architecture	\$10,000.00	Soft Costs	\$265,723.00
City of Houston/EPA	\$5,000.00	Reserves	\$18,544.00
<b>Total Source of Funds:</b>	<b>\$1,598,817.00</b>	<b>Total Project Cost:</b>	<b>\$1,598,817.00</b>

The loan and affordability period will be 20 years and will commence when the construction period is completed.

# Item V.d. Lockwood South (Multifamily) (District H)

An Ordinance authorizing a Loan Agreement between the City of Houston and Buffalo Bayou Partnership and Lockwood South Apts, LP.

Providing up to \$7,500,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds.

For the land acquisition and new development costs for Lockwood South, to be located on Drennan Street, Houston, Texas 77011.

# Item V.d. Lockwood South (Multifamily) (District H)

This will be the first phase of an 18-acre, mixed-income, master-planned community with 80 one, two, and three-bedroom rental units for families.

The property will provide units for households at 30%, 50%, 60% and 80% of the Area Median Income.

The loan and affordability period will be 40 years and will commence when the construction period is completed.



# Item V.d. Lockwood South (Multifamily) (District H)

Sources:		Uses:	
City of Houston Request (CDBG-DR17)	\$7,500,000.00	Hard Cost	\$14,479,186.00
Permanent Lender	\$4,261,000.00	Soft Cost	\$4,182,631.00
9% Housing Tax Credit Proceeds	\$13,948,605.00	Acquisition Cost	\$3,565,000.00
In-Kind Equity/ Deferred Developer Fee	\$305,761.00	Developer Fee	\$2,606,061.00
		Reserves	\$1,182,488.00
<b>Total Source of Funds:</b>	<b>\$26,015,366.00</b>	<b>Total Project Cost:</b>	<b>\$26,015,366.00</b>

# Item V.e. Connect South (Multifamily) (District J)

An Ordinance authorizing a Contract between the City of Houston and My Connect Community.

Providing a \$9,000,000.00 CDBG-DR17 loan towards the land acquisition and new development costs for Connect South.

Located at 6440 Hillcroft Street, Houston, Texas 77081.

# Item V.e. Connect South (Multifamily) (District J)

Connect South will be the first phase of a 3.2-acre master planned, mixed-income 77-unit property in the Gulfton Complete Community.

The property will be a four-story, podium-style, affordable rental property offering one, two, and three-bedroom units

Units will be for low- to moderate- income households at 30%, 50%, 60%, and 80% of the Area Median Income.

# Item V.e. Connect South (Multifamily) (District J)

Sources:		Uses:	
City of Houston Request CDBG-DR17	\$9,000,000.00	Hard Cost	\$16,218,550.00
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
<b>Total Source of Funds:</b>	<b>\$27,675,124.00</b>	<b>Total Project Cost:</b>	<b>\$27,675,124.00</b>



# **DIRECTOR'S COMMENTS**

Keith Bynam, Interim Director

# Director's Comments

1. Emergency Rental Assistance Program Update,  
Melody Barr, Deputy Assistant Director
2. Economic Development Program Update,  
Dr. Paula Pineda, Program Manager
3. Report on HCDD Financials,  
Temika Jones, Assistant Director & CFO
4. Selection Criteria for 9% Housing Tax Credits,  
Ray Miller, Assistant Director

# **Houston/Harris County Emergency Rental Assistance Program**

Melody Barr, Deputy Assistant Director

# Overview



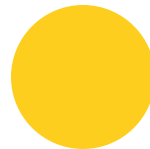
**Our Mission**



**Accomplishments**



**Program Design**



**Equity Analysis**



# Our Mission

Provide rent and utilities assistance to prevent eviction and homelessness for families and individuals experiencing financial hardship due to COVID-19

## Kindness and Compassion Come First

Our agencies treat our clients with dignity and respect. Patience and empathy are essential.



# Program Overview

- \$283.4M for Rental Assistance only through City of Houston and Harris County
- Common application available to all City and County renters at [HoustonHarrisHelp.org](https://HoustonHarrisHelp.org)
- Renters can receive back rent from as far back as April 2020 to present, with an option for 2 months forward rent
- Priority: Tenants earning less than 50% Area Median Income or unemployed for at least 90 days
- Non-profit partners BakerRipley, Catholic Charities, and the Alliance verify eligibility and approve payment
- Navigating agencies help people apply and provide ongoing support to tenants



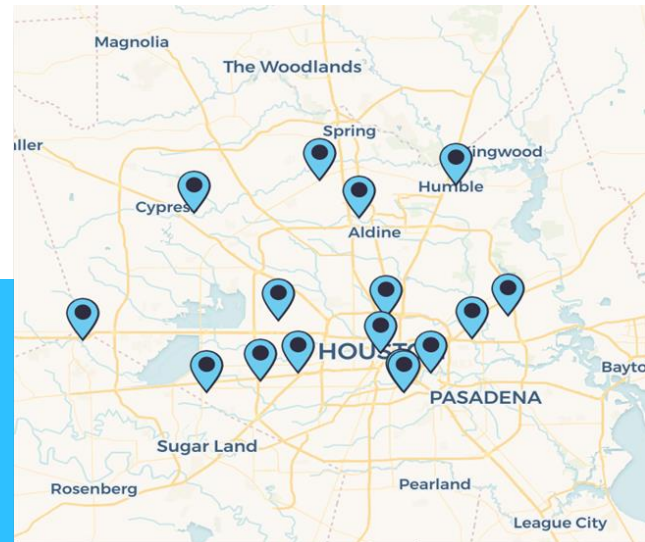
# Emergency Rental Assistance Navigators

- Fifteen Navigating agencies across program area
- More than 7,000 applicants helped with Navigators and other community partners
- More than \$10 million provided to Navigators and other community partners aided applicants



## HOUSTON-HARRIS COUNTY EMERGENCY RENTAL ASSISTANCE PROGRAM

Administered by Catholic Charities of the Archdiocese of Galveston-Houston and BakerRipley



# Eligibility

- Tenants are eligible if they:
  - Reside within the City of Houston or Harris County
  - Have household income <80% HAMFI
  - Can demonstrate financial impact of COVID-19 (unemployment, reduction in hours, unforeseen expenses, etc.)
  - Are experiencing housing instability or at risk of homelessness
- Full eligibility guidelines and documentation options are available at <https://houstonharrishelp.org/renters/>

# Accomplishments

**138,857 applications received**

- \$539,480,966\*

**8 months served**

- 54,953 households
- With \$227,908,308

\*as of 11/10/2021

# Rental Assistance Payments

Funding Source	# of Households Served*	# of People Served**	Total Funds
City of Houston	28,321	77,919	\$111,816,832.82
Harris County	28,310	79,765	\$116,091,475.23
<b>Total</b>	<b>54,953</b>	<b>153,101</b>	<b>\$227,908,308.05</b>

March 2021 – October 2021

\*Total is different from sum because at times households were provided both funding sources.

\*\*# of People Served is a best estimate based on reported household size.

# Direct Rent Payment Option

Payment Method	# of Households	Pledged or Provided
Direct to tenant payment	3,807	\$19,339,112.98
Able to apply because of direct option, but was paid through found property	2,396	\$11,593,870.20
Total paid or pledge applications through direct option	6,193	\$30,932,983.18

# Eviction Intervention Program

- **Over 850 households** served
- **Over \$4 million** pledge or provided to qualifying households
- Partnered with The Alliance to handle applications with eviction filings
- Enforcement of non-eviction upon payment to landlord
- Additional community resources referred as needed, such as legal assistance
- Challenges due to Justice of the Peace prioritization of Texas Rent Relief Program



# Eviction Intervention

## <https://houstonsharrishelp.org/eviction-intervention/>

HOUSTON-HARRIS COUNTY  
**EMERGENCY RENTAL ASSISTANCE PROGRAM**

Administered by Catholic Charities of the Archdiocese of Galveston-Houston and BakerRipley



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[RESOURCES](#)

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Language **English** >

EVICTON  
INTERVENTION |  *the  
Alliance*



## Eviction Intervention Program

### For Renters

If your landlord has already taken you to court to evict you, and you live inside Houston city limits, you may be eligible for the Eviction Intervention Program, which is part of the Houston-Harris County Emergency Rental Assistance Program.

- You must have an active eviction case and a docket (or cause) number from that case to apply.
- Your home must be within Houston city limits.
- Your landlord must agree to participate and follow the guidelines of the Houston-Harris County Emergency Rental Assistance Program.
- You can request assistance for up to six consecutive months of rent, including a maximum two months of future rent.



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



# Landlord Participation (as of 11/9/2021)

# of Participating Landlord Locations



21,711

[View Report \(RAP21 Participating Properties\)](#)

# of Participating Properties with Tenant Applications



11,643

[View Report \(RAP 2021: Cases by Property & Company\)](#)

# of Participating Landlord Companies

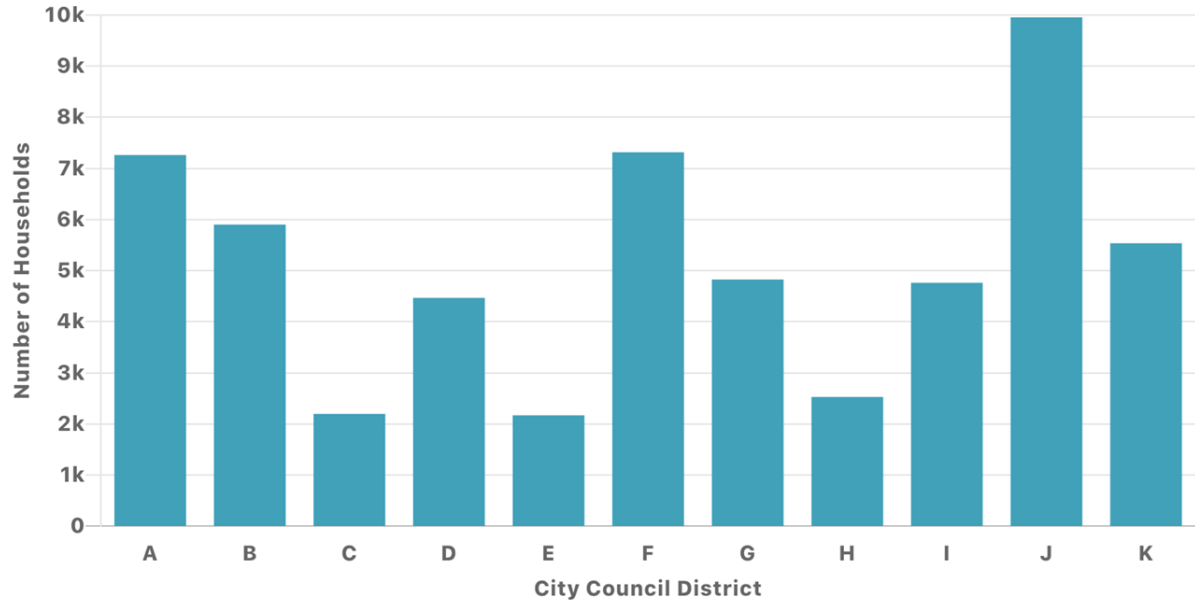


11,655

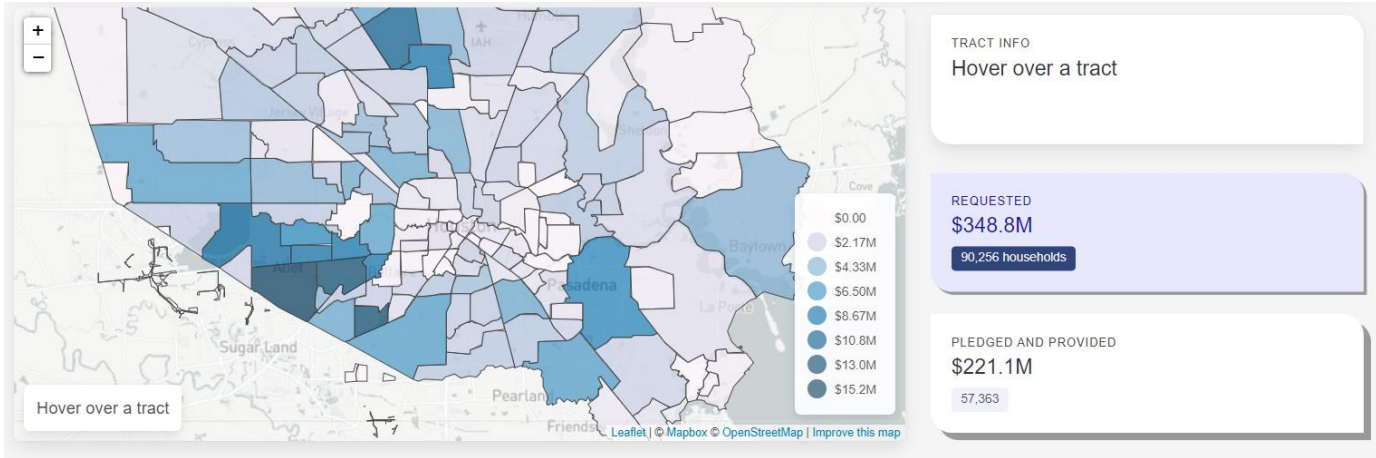
[View Report \(RAP2021 Companies by Verification\)](#)

# Tenant Participation Details

APPLICANTS BY CITY COUNCIL DISTRICT



# Equity Analysis

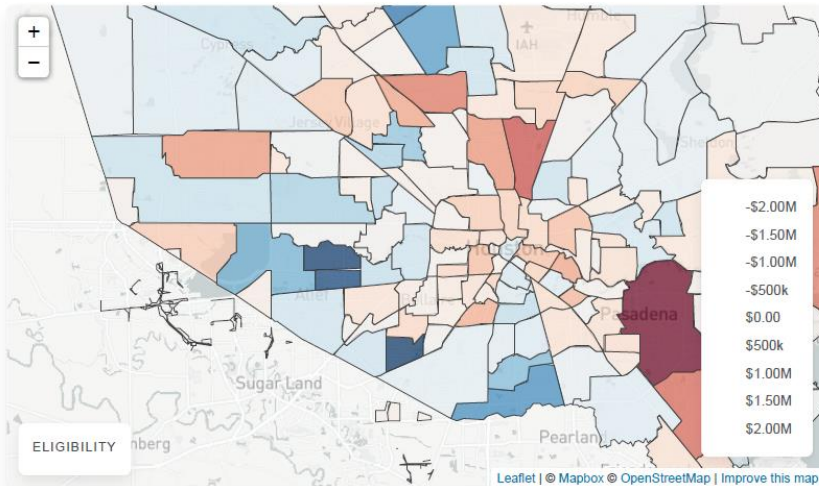


<https://mokshadata.gitlab.io/harris-county-svi/#/rap-202109>

# Houston Rental Assistance Dashboard

Prepared for the City of Houston, Harris County, and the Connective

Overview Social Vulnerability **Equity Analysis**



TRACT INFO

## Kashmere Gardens

Greater Fifth Ward, Denver Harbor / Port Houston, Kashmere Gardens, Settegast

EQUITABLE PLEDGE

**\$945.8k**

AMOUNT PLEDGED

**\$1001.7k**

PLEDGE GAP

**\$55.9k**

OVERSERVED



County Boundary  City Boundary  Current Location



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT





**LINA HIDALGO**

*Harris County Judge*

"Our community continues to suffer great economic damage resulting from the COVID-19 pandemic, with many people unable to cover basic necessities, including rent. This program will bring relief to those across our region who so desperately need it, allowing families to stay in their homes while addressing the collateral impact on property owners."



**SYLVESTER TURNER**

*City of Houston Mayor*

"COVID-19 has impacted many Houstonians who have faced undue financial hardship because of a loss of wages or income. I am proud that The City of Houston is stepping up by providing resources for immediate financial relief to renters."



# **Economic Development Program Update**

Dr. Paula Pineda, Program Manager



# Houston Economic Development Program (HEDP)



CITY OF HOUSTON \* HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

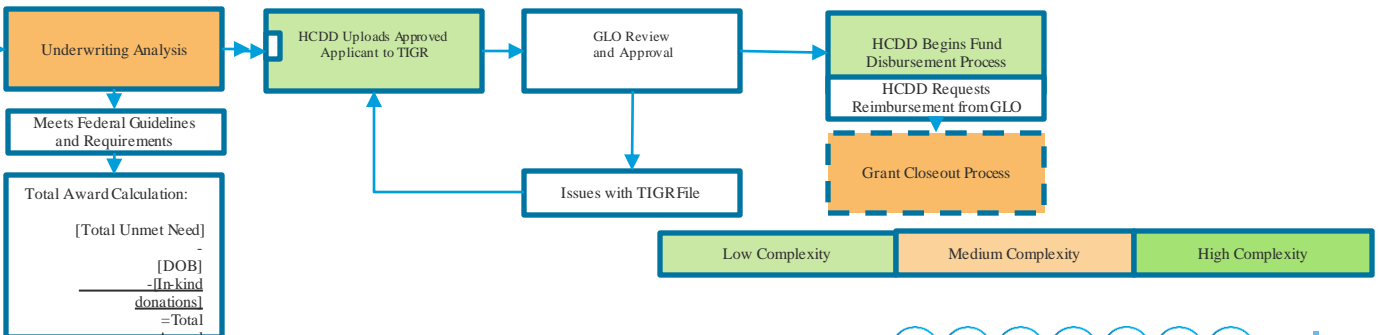
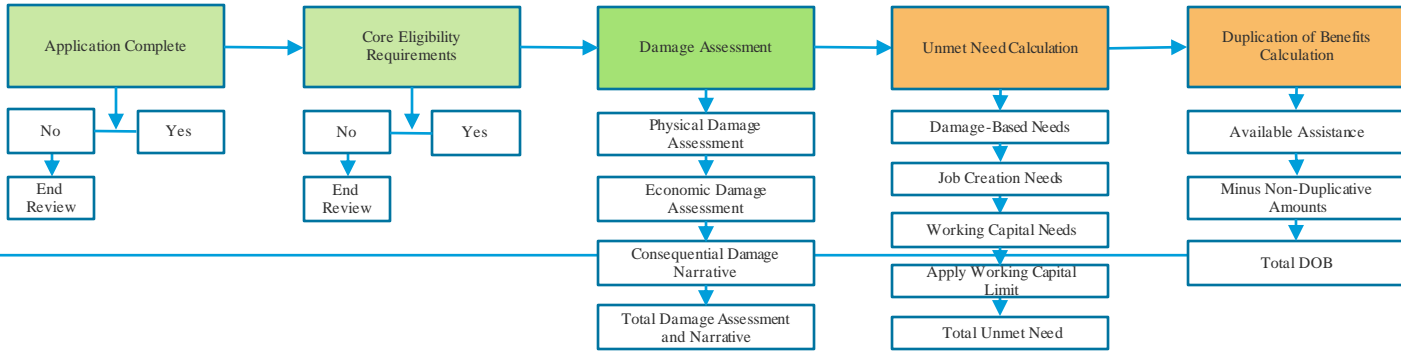








# HEDP: Grant Applications Review Process





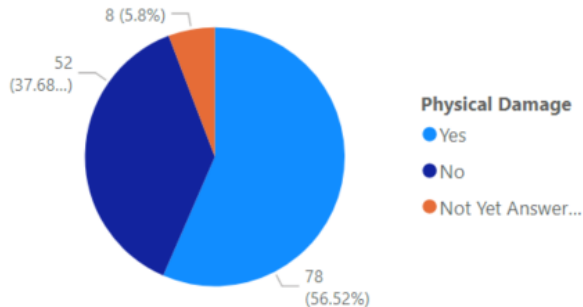
# Houston Economic Development Program (HEDP)

- Microenterprises
- Women-owned businesses
- Minority-owned businesses
- Construction-sector small businesses

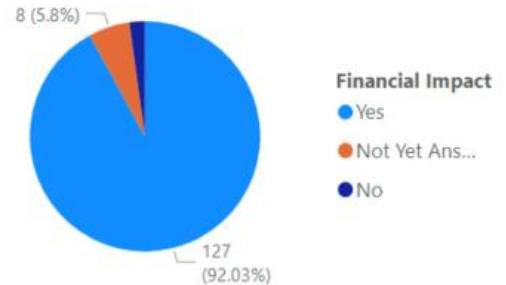


# Houston Economic Development Program (HEDP)

Apps w/ Physical Damage

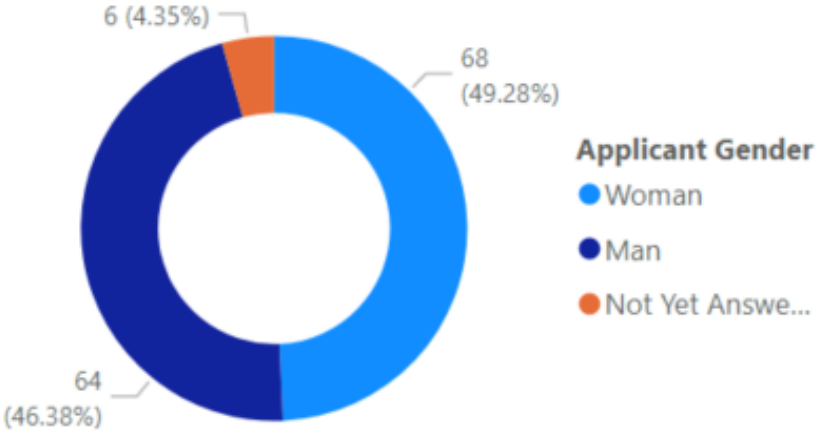


Apps w/ Financial Impact



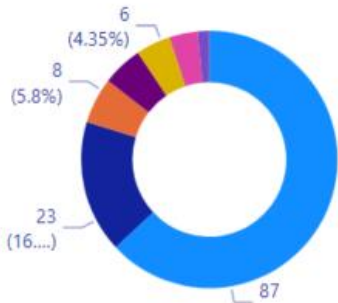
# Houston Economic Development Program (HEDP)

## Applicant Gender



# Houston Economic Development Program (HEDP)

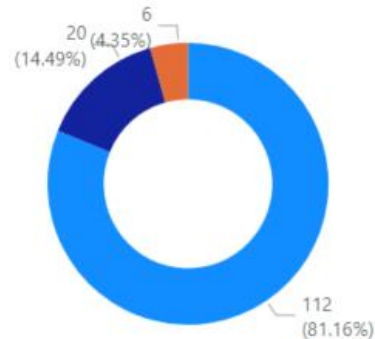
## Applicant Ethnicity/Race



### Applicant Ethni...

- Black/African...
- White
- Other Multi-...
- Asian
- Not Yet Ans...
- Black/African...
- American Ind...

## Do you identify as Hispanic/Latino?



### Do you identify as ...

- No
- Yes
- Not Yet Answer...

# Houston Economic Development Program (HEDP)

138 applications to COH

24 approvals | \$2.75 million

\$1.86 million disbursed

35 applications in pipeline | \$3.09 million



# HEDP Challenges

- Motivating applicants to complete comprehensive application
- High eligibility thresholds due to regulations and GLO:
  - Harvey impact/damage must be formally documented
  - Applicant must provide detailed tax/financial records (2016-2019)
- GLO
  - Extremely detailed review and application approval process
  - Robust compliance and monitoring

# **2022 Multifamily Priorities**

Ray Miller, Assistant Director

# 2022 TDHCA 9% Application Schedule (estimated)

Date	Deadline
Dec 6	HCDD releases applications for resolutions
Jan 7	Pre-applications due to TDHCA
Jan 7	Applications for resolutions due to HCDD
Jan 25	HCDD presentation to Housing Committee
Feb 9	Resolutions presented to City Council
Mar 1	Applications due to TDHCA
Jul 28	TDHCA award of 9% tax credits

# 2022 Multifamily Priorities Threshold Items

Applications for both 9% and 4% Resolutions of No Objection must meet the Minimum Standards to qualify:

- Not located within floodway or floodplain
- Not located in areas with greater than 25% poverty unless located in a Complete Community or TIRZ
- Not zoned to a zoned school with a failing grade by the TEA within most recent reporting year ('18-'19)

Requests for Resolutions of Support in the 2020 9% application round will undergo further evaluation.

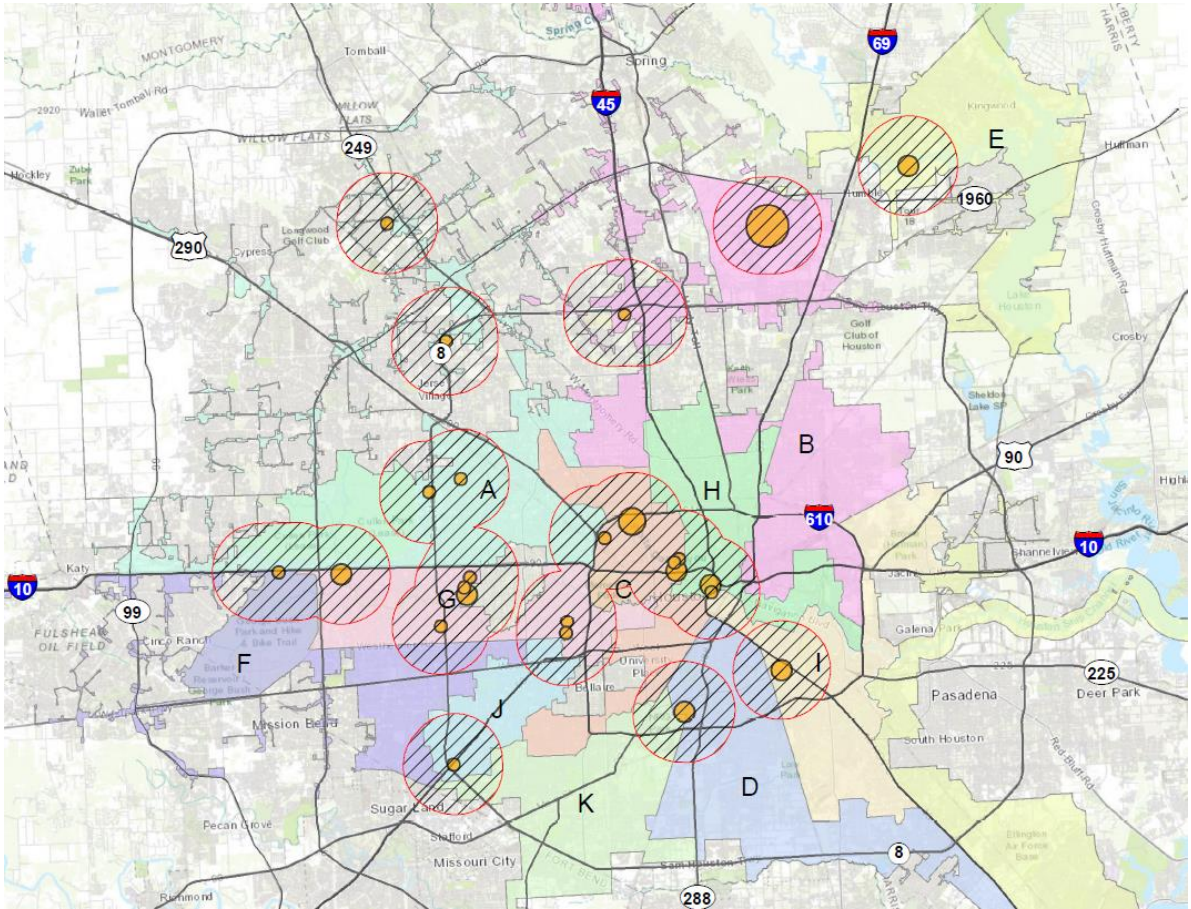
# Priority Items

HCDD supports tax credit developments that meet Minimum Standards and HCDD Priorities to include:

- Complete Communities and TIRZ
- Areas of low poverty and high performing schools
- Areas experiencing high rental costs
- Transit Oriented Developments
- Areas underserved with affordable housing

# Major QAP Changes for 2022

- Reduced emphasis on school performance. TEA has not provided ratings for '19–'20 and '20-'21
- Reduced focus on urban areas
- Higher prioritization for developments located in a 2-mile buffer area of major job centers
- Reduced requirements to qualify as a Concerted Revitalization Area
- No “Favorite Child” resolutions for CRAs



# HCDD Equitable Distribution Policy

HCDD aims to reflect a policy to equitably disperse assisted multifamily developments throughout Houston as it aims to create greater housing choice.

- Council Districts A, B, D, H, and K, will be eligible for 2 endorsements by resolution. (No longer required to be in a CRA)
- Council Districts C, E, F, G, I, & J will be eligible for a maximum of 3 endorsements by resolution.



# 2022 Council Member Recommendations

- **Higher prioritization of rehabilitations and reconstruction**
- Higher emphasis in senior deals for aging population
- Provide summary on how schools and feeder schools account for higher enrollment
- Higher emphasis for on-site child care and early learning centers
- Higher emphasis on mixed income composition
- Higher emphasis on resilience and sustainability features
- Develop letter to constituents explaining Housing Tax Credits
- Clarify rules and criteria for obtaining a resolution
- Allow for Council input on One Mile Three Year Resolutions to avoid concentration

# 2022 Scoring Criteria

Applications Must Meet a Minimum of Ten (10) Points to Qualify for a Resolution of Support (24 max points)	Points
Located in a Complete Community or TIRZ	2
Availability of affordable housing in the area	1 - 2
Proximity to mass transportation	1 – 2
Low poverty concentration	1 – 2
Mixed income composition	1 – 2
Documentation of community support	1
Building resiliency <b>and sustainability</b> features	1 – 5
Offsite neighborhood improvements	1
Onsite material recycling	1
<b>Onsite quality education programming</b>	<b>1 - 3</b>
<b>Renovation or reconstruction of existing housing</b>	<b>3</b>

# **CDBG-DR 2017 Harvey Grant Update**

Temika Jones, Assistant Director and CFO

# Item III.D HCD Financial Update (CDBG-DR 2017 Harvey Grant Update)

Benchmark Progress for December 31, 2021		
Program	Amt of Benchmark	% Met
Buyout	\$ 16,740,000	36%
Econ Dev*	\$ 4,539,725	0%
HoAP	\$ 41,092,105	42%
Homebuyers	\$ 10,106,498	91%
Multifamily	\$ 135,015,142	65%
Planning	\$ 2,310,000	33%
Public Services	\$ 10,800,000	72%
Single Family*	\$ 6,000,000	0%
Small Rental*	\$ 2,500,000	0%
<b>TOTAL</b>	<b>\$ 229,103,470</b>	
<i>December 31,2021 is the first performance benchmark.</i>		



# Corrective Action Plan Update

Temika Jones, Assistant Director and CFO

# Corrective Action Plan Update

Corrective Action Item	Status Update
Reduce future Admin spending and forecast Admin dollars needed to execute programs	<b>In Progress</b> – Finance working through FY22 Budget to reassess expenditures
Restructure HCDD and reporting lines to Other City Departments in consultation with Central HR	<b>In Progress</b> – Exec team to review HCDD Org Chart; Coordination with Central HR underway
Re-evaluate all staffing decisions approved by former Director	<b>In Progress</b> – Justification process implemented; reviews by CFO and Interim Director underway
Align future expenditures with program spending	<b>In Progress</b> – Financial dashboards being reviewed to reflect projected program spend
Implement strike teams to focus on GLO submissions	<b>In Progress</b> – Strike team worked through submissions for October 28 <sup>th</sup> deadline, now focused on December 31 <sup>st</sup> benchmark
Timely submission of draw requests to GLO	<b>In Progress</b> – Teams met submission deadline of October 28 <sup>th</sup> deadline, now focused on December 31 <sup>st</sup> benchmarks. Finance team refining dashboard to track reimbursement progress

# HCDD

# Project Highlights

Keith Bynam, Interim Director

# Temenos Place Groundbreaking



Mayor Sylvester Turner delivers his remarks commemorating the Temenos Groundbreaking.



# Temenos Place Groundbreaking



Interim Director Keith W. Bynam addresses the audience of partners, staff and residents.



# Temenos Place Groundbreaking



Rendering of the proposed Temenos Place.

# Home Repair Program Key Exchange

## Thrush Drive, Houston, TX (District I)



# Home Repair Program Key Exchange

## Carmen Street, Houston, TX (District D)



# HCDD Production Report

Temika Jones, Assistant Director and CFO

# 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

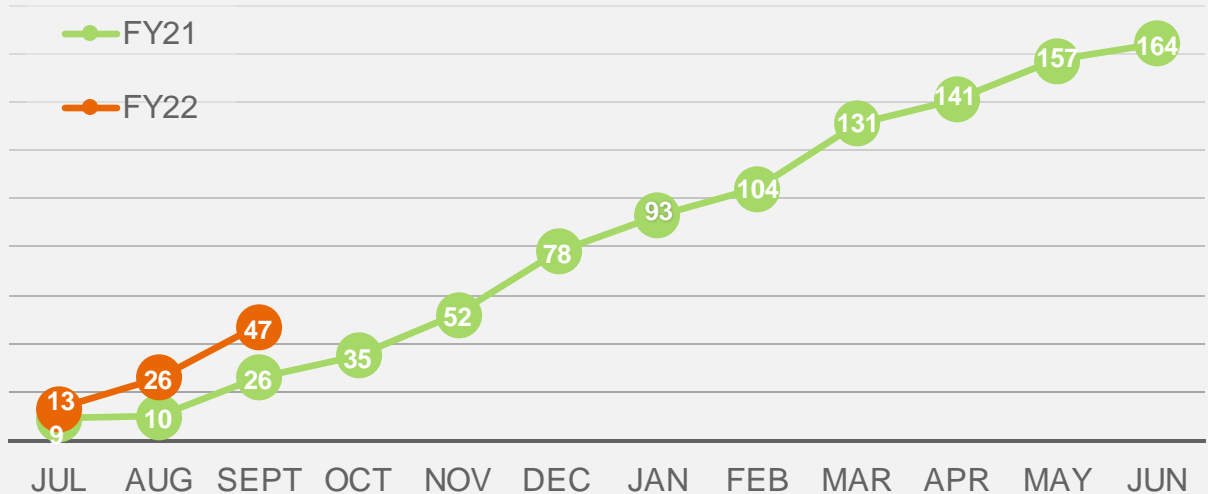
Call in on the following numbers:

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



# Homebuyer Assistance Program

(Fiscal Year - cumulative totals)

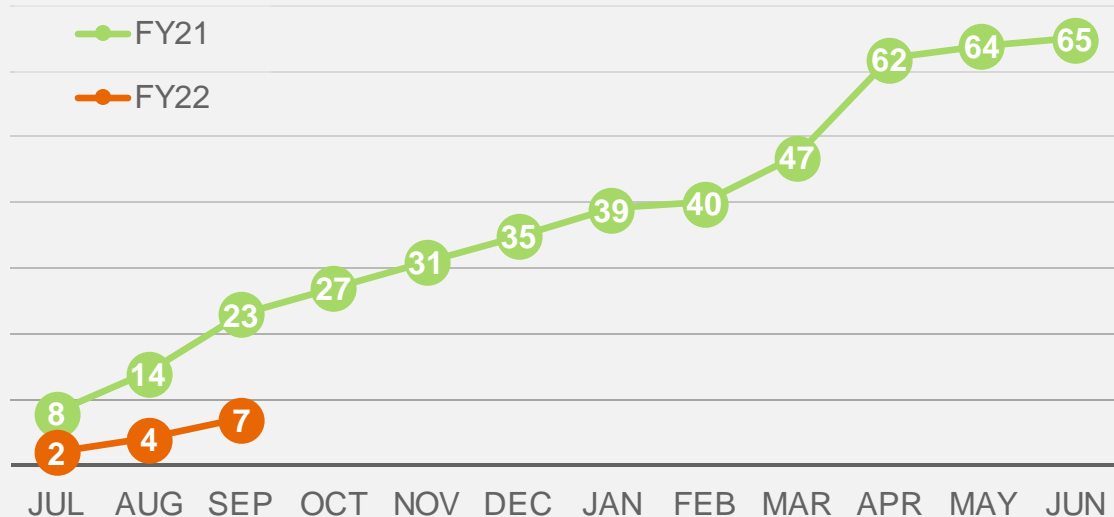


Provides up to \$30,000 to help Houstonians purchase a home.



# Single Family Home Repair Program

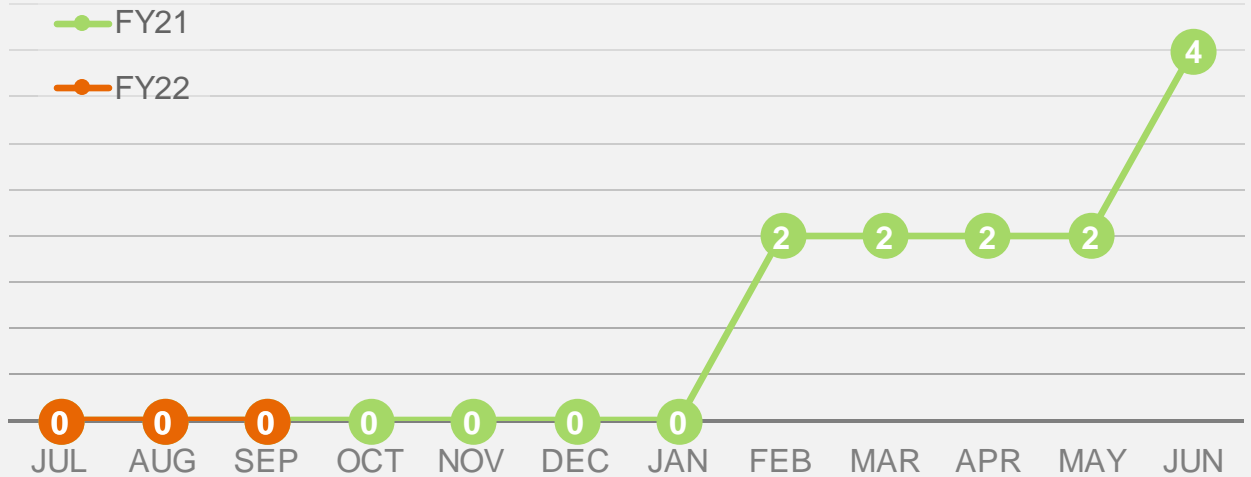
(Fiscal Year – cumulative totals)



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)



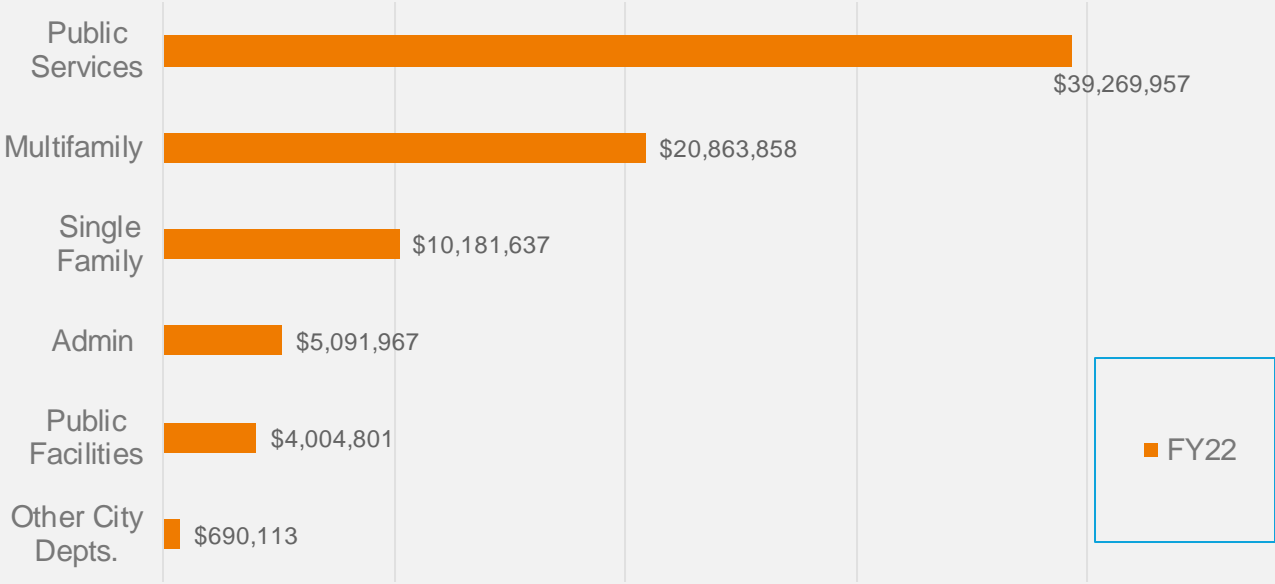
**41,950**

Persons Served

**Public Services**

As of September 2021

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



**Total spending: \$80,102,333**

# Comments & Questions

