



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 – Tarsha Jackson -

Carolyn Evans-Shabazz

Notice of Hybrid City Council Committee Meeting – Hybrid Meeting (Virtual and in-Person)  
Monday, December 13, 2021 at 10:00 A.M.

Due to health and safety concerns related to COVID-19, this meeting will offer the option to participate by videoconference or in-person. The location for the committee meeting will be City Hall Council Chamber, 901 Bagby, 2nd Floor, Houston, Texas 77002. The meeting will be open to the public but restrictions regarding masks, allowable room capacity, and seating arrangements may be in place.

The public may sign up to speak by registering at <https://www.houstontx.gov/council/committees/speakers-hca.html> no later than **Friday, December 10, 2021, at 5:00 P.M.** Please indicate whether you will speak virtually or will be attending in person so that appropriate attendance instructions can be provided.

The Chair, as presiding officer of Committee, will be physically present in chamber. In accordance with the provisions of Section 551.127 of the Texas Government Code applicable to a governmental body that extends into three or more counties, all other committee members have the option to participate in-person or virtually via Microsoft Teams.

Type this link into your browser: <https://tinyurl.com/HCADecember> visit <https://www.houstontx.gov/council/committees/housing.html>.

This meeting will also be broadcast on [HTV](#), the City of Houston's Municipal Channel.

Presentation handouts will also be available at <https://www.houstontx.gov/council/committees/housing.html>

---

**I. Call to Order/Welcome**

**II. Real Estate**

- a. The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an Agreement for Option to Purchase Real Property between the City of Houston and Claybritt Ventures LLC (Seller), utilizing a \$19,794,000.00 Community Development Block Grant - Disaster Recovery 2017 (CDBG DR-17) for the purchase of land at **4522 Britton Road** to develop affordable, owner-occupied homes. (District A)

- Keith W. Bynam, Interim Director
- Steve Harris, Division Manager

### III. Multifamily

- a. HCDD recommends Council approval of an Ordinance authorizing a Contract between the City of Houston and The **Houston Area Women's Center** (HAWC) and providing a \$15,850,000.00 HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) loan, for the land acquisition and development costs of a new proposed HAWC shelter to be located in District D.
  - Keith W. Bynam, Interim Director
  - Ana Martinez, Deputy Assistant Director

### IV. Public Services

- a. HCDD recommends Council approval of an Ordinance authorizing a new Agreement between the City of Houston and the **Coalition for the Homeless of Houston/Harris County** (Coalition), providing \$130,000.00 in Community Development Block Grant (CDBG) funds for strategic homeless planning services and activities. (All Districts)
- b. HCDD recommends Council approval of an Ordinance authorizing a Third Amendment extending an Agreement between the City of Houston and Educational Programs Inspiring Communities, and providing up to \$400,000.00 in CDBG funds for the continued operation of the **Housing Entrepreneurial and Readiness Training (H.E.A.R.T.)** program, which serves intellectually and developmentally disabled adults. (All Districts)
- c. HCDD recommends Council approval of an Ordinance authorizing a First Amendment to the Agreement between the City of Houston and Houston's **Capital Investing in Development and Employment of Adults (Capital IDEA)**, for an additional \$253,236.00 for a workforce development program with case management to low-to-moderate income Houston residents affected by Hurricane Harvey. (All Districts)
  - Keith W. Bynam, Interim Director
  - Melody Barr, Deputy Assistant Director

### V. Director's Comments

- Keith W. Bynam, Interim Director

### VI. Public Comments

Action may be taken on any item above. Committee meetings are open to the public. For information about this committee, please contact Cherrelle Duncan at [Cherrelle.Duncan@houstontx.gov](mailto:Cherrelle.Duncan@houstontx.gov).

Adjourn



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 1/5/2022

District: A

Item Creation Date: 11/11/2021

HCD21-142

4522 Brittmoore Road

Agenda Item: II.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an Agreement for Option to Purchase Real Property between the City of Houston (City) and Claybritt Ventures LLC (Seller) for the purchase of 20.1219 acres of land for \$19,794,000.00, to develop affordable owner-occupied homes. The land is located at the intersection of the Northwest corner of Brittmoore Road and Clay Road, known as 4522 Brittmoore Road (the Property). The acquisition and development of the Property will be supported by the HCDD Harvey Single Family Development (HSFD) Program, which is funded by Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR 17) funds.

4522 Brittmoore Road will be a new construction project of single-family homes in the Spring Branch neighborhood. This purchase will increase Houston's housing stock by approximately 400 townhomes. A minimum of 51% of the homes will be sold to low-to-moderate-income homebuyers at 80% AMI or below. For a family of four, the maximum household income limit is \$63,235. This project is aligned with the City's Hurricane Harvey Recovery efforts to invest in High Opportunity Areas and create affordable housing opportunities for homebuyers impacted by Hurricane Harvey to purchase storm resilient homes in desirable neighborhoods in the city.

The Property comprises 20.1219 acres of land situated at 4522 Brittmoore Road, Houston, Texas. The Purchase Price is \$19,594,000.00, plus approximately \$200,000.00 for other costs, as shown in the chart below.

The Seller understands that there is no obligation to sell the Property under the HSFD Program, but the Seller does so voluntarily. The City's power of eminent domain will not be used. The purchase of the Property is subject to environmental clearance from the U.S. Department of Housing and Urban Development (HUD) and acquisition purchase reimbursement approval by the Texas General Land Office (GLO). The following is a breakdown of expected costs:

<b>Sources</b>	<b>Amount</b>	<b>Uses</b>
CDBG -DR 17	\$19,594,000.00	Acquisition of Land
CDBG -DR 17	\$200,000.00	Estimated Due Diligence, maintenance, and pre-development and planning costs
<b>Total</b>	<b>\$19,794,000.00</b>	<b>Estimated Total</b>

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 13, 2021.

Keith W. Bynam, Interim Director

**Amount of Funding:**

\$19,794,000.00 - Federal State Local – Pass through Fund (5030)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307

**Harvey Single Family Development Program**

The City of Houston Harvey Single Family Development (HSFD) Program intends to build several new single-family homes on a large tract of land. The new construction program will build homes for low-to-moderate-income Homebuyers who Hurricane Harvey directly or indirectly impacted. The HSFD program is funded by Community Development Block Grant Disaster Recovery (DR17) funds.

<b>Project Name &amp; Address</b>	4522 Brittmoorre Road Houston TX 77041		
<b>Property Location</b>	Northwest corner of Brittmoore Road and Clay Road		
<b>Size</b>	20.1219 acres		
<b>Council District &amp; Member</b>	Council District A, Amy Peck		
<b>Property Type</b>	Vacant Land		
<b>Owner/Seller</b>	Claybritt Ventures LLC (For-Profit)		
<b>Contact Information</b>	Jason Mok; (713) 425-5868; Jason@fmkitchenandbar.com		
<b>COH Request</b>	\$19,794,000.000 (Land Purchase & Due Diligence)		
	<b>Sources</b>		
	<b>Amount</b>		
	<b>Uses</b>		
	<b>CDBG DR17– Fund 5030</b>	\$19,594,000.00	Acquisition of Land
<b>CDBG DR17– Fund 5030</b>	\$ 200,000.00	Estimated Due Diligence maintenance cost and predevelopment planning.	
<b>TOTAL Estimated Acquisition Cost:</b>	<b>\$19,794,000.00</b>		

<p><b>Number of Homes</b></p>	<p>New construction of single-family townhomes will occur on land owned by The City. Fifty-one percent (51%) of the homes are required for sale to low-to-moderate Homebuyers at 80% AMI or below.</p>  <p><b>Approximately 400 Total Homes; 204 Affordable/LMI Homes</b></p>
<p><b>Notice of Funding Availability (NOFA)</b></p>	<p>The City will select either a qualified nonprofit or for-profit developer to complete the horizontal (plat, street, utilities, and drainage) and the vertical (home construction) development. The developer agreement/contract will impose affordability deed restrictions</p>
<p><b>Justification</b></p>	<p>Property is located in HUD defined High Opportunity Area, which is proven to provide new economic opportunities to low-to-moderate income families</p> <ul style="list-style-type: none"> <li>• Low Poverty</li> <li>• Substantial economic growth/Employment</li> <li>• Highly rated schools</li> <li>• Access to public transportation</li> <li>• Access to quality healthcare</li> </ul>
<p><b>Contingencies</b></p>	<p>Securing the site is contingent on the following:</p> <ul style="list-style-type: none"> <li>• Negotiation with the seller</li> <li>• Environmental analysis</li> <li>• GLO Land Acquisition Approval</li> <li>• Costs and scope analysis</li> <li>• City council approval</li> </ul>



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: TBD

District D

Item Creation Date: 10/31/2021

HCD21-34

Houston Area Women’s Center

Agenda Item: III.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and The Houston Area Women’s Center (HAWC) for a loan of \$15,850,000.00 in HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds, for the land acquisition and development costs for a new proposed HAWC shelter to be located in Council District D.

The proposed facility will be a 135-unit affordable rental development that will serve as a refuge for approximately 360 survivors fleeing domestic and sexual violence. The facility is designed to keep these individuals safe and supported until their security, emotional and financial needs are stabilized, and permanent housing has been secured. The facility will also include children’s services like daycare, after school care, violence prevention programs and education.

HAWC will be an income restricted affordable development with seventy percent of the units being allocated to residents earning 60% Area Median Income (AMI) and below. The proposed unit distribution is 45 efficiency units and 90 one-bedroom units. The HAWC will be funded by City HOME-ARP funds, charitable contributions, and cash equity from the developer.

Sources	Amount	Uses	Amount
City of Houston Request (HOME-ARP Funds)	\$15,850,000.00	Hard Cost	\$24,059,700.00
Cash Equity	\$13,500,000.00	Soft Cost	\$3,391,742.00
Charitable contributions	\$3,965,696.00	Acquisition Cost	\$1,140,000.00
		Developer Fee	\$4,107,966.00
		Reserves	\$616,288.00
<b>Total Source of Funds:</b>	<b>\$33,315,696.00</b>	<b>Total Project Cost:</b>	<b>\$33,315,696.00</b>

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 13, 2021.

\_\_\_\_\_  
Keith W. Bynam, Interim Director

**Amount of Funding**

\$15,850,000.00 Federal Government – Grant Funded (5000)

**Contact Information:**

Roxanne Lawson,  
(832) 394-6307



## Houston Area Women's Center Fact Sheet

<b>Underwriter</b>	Daniel Pinto	<b>Underwriter Phone/Underwriter Email</b>	832-394-6169 <a href="mailto:Daniel.Pinto@houstontx.gov">Daniel.Pinto@houstontx.gov</a>
<b>Project Name:</b>	Houston Area Women's Center	<b>Council District Council Member</b>	D-Carolyn Evans-Shabazz
<b>Project Address</b>	Houston, TX 77054	<b>COH Request Amount HCDD Source</b>	\$15,850,000.00 HOME-ARP Funds
<b>Development Type</b>	New Construction	<b>Total Project Cost</b>	\$33,315,696.00
<b>Owner Developer</b>	Houston Area Women's Center (owner) New Hope Housing (Developer)	<b>Total per unit costs</b>	\$ 246,782.93
		<b>City per unit costs</b>	\$ 117,407.41
		<b>Contact Phone</b>	713-528-6798 (HAWC) 713-222-0290 (NHH)
<b>Contact Person</b>	Emilee Whitehurst (HAWC) Joy Horak-Brown (NHH)	<b>Contact Email</b>	<a href="mailto:ewhitehurst@hawc.org">ewhitehurst@hawc.org</a> (HAWC) <a href="mailto:joy@newhopehousing.com">joy@newhopehousing.com</a> (NHH)

Sources	Amount	Uses	Amount
City of Houston Request HOME-ARP funds	\$15,850,000.00	Hard Cost	\$24,059,700.00
Cash Equity	\$13,500,000.00	Soft Cost	\$3,391,742.00
Charitable contributions	\$3,965,696.00	Acquisition Cost	\$1,140,000.00
		Developer Fee	\$4,107,966.00
		Reserves	\$616,288.00
<b>Total Source of Funds:</b>	<b>\$33,315,696.00</b>	<b>Total Project Cost:</b>	<b>\$33,315,696.00</b>

Unit Summary and LURA Breakdown							
Unit Type	Total Units	HCDD Restricted	30% AMI*	50% AMI*	60% AMI*	80% AMI*	Market Rate
Studio	45		5	9	18	13	
One Bedroom	90		9	18	36	27	
Two Bedroom							
Three Bedroom							
Four Bedroom							
<b>Total</b>	<b>135</b>	<b>69</b>	<b>14</b>	<b>27</b>	<b>54</b>	<b>40</b>	

## Development Overview

The Houston Area Women's Center's (HAWC) Temporary Supportive Housing will serve as a refuge for survivors fleeing domestic and sexual violence. The development is designed to keep them safe and supported with trauma-informed services until their security needs are addressed, they are on the path to emotional and financial stability, and permanent housing has been secured. At El Camino, HAWC will meet residents' most immediate and basic needs to ensure their safety and stability: food, diapers, and clothing will be readily available. HAWC's Temporary Supportive Housing development will also have multiple layers of security that include high walls and gates, encrypted keyless entry, 24-hour monitoring via indoor and outdoor cameras and security monitors, automatic campus-wide lockdown capability, and a "panic button" for summoning nearby law enforcement. The facility will also include children's services like daycare, after school care, and violence prevention programs and education.

The proposed HAWC Temporary Supportive Housing will be built on a currently-unimproved 2-acre parcel of land on its existing El Camino campus. HAWC currently owns this tract, located adjacent to its current residential facility. The site is secured by an existing 12' masonry wall. HAWC intends to work with New Hope Housing as project Developer for Construction related activities, and collaborate with law enforcement, legal services, healthcare, human services, education, and workforce development entities for their supportive services and onsite activities. Many residents at the existing facility qualify for permanent supportive housing benefits. The development will contain 135 fully-furnished units serving approximately 360 persons. HAWC will be completely restricted affordable development with seventy percent of the units being allocated to residents earning 60% AMI and below. The proposed unit distribution is 45 efficiency unit and 90 one-bedroom units. The Efficiency units will be able to accommodate up to two people and each unit will have a private bathroom, sitting area, and kitchenette. In regard to the one-bedroom units, all units will have a private bath and sitting area and half of the units will have a full kitchen for the families requiring a longer term stay and half of the units will have a kitchenette. One-bedroom units will accommodate three people on average. The development will primarily be funded by charitable contributions and cash equity from the developer, and City of Houston HOME-ARP funds. BBVA will provide the construction financing.

## Project Developer

New Hope Housing has 26-year track record of providing well-designed and attractive supportive housing complexes that cater to families of modest means. This developer has worked extensively with the City of Houston to build multifamily affordable properties around our city.

## Third Party Participants

- Consultant – New Hope Housing
- General Contractor – To be determined

## Amenities

- .03 miles from nearest bus stop
- Public Park: Herman Park (2.3 mi)
- Grocery: H-E-B (1.9 mile)
- Health Center: The Woman's Hospital of Texas (1.3 mi)
- Public Library: Young Neighborhood Library (2.8 mi)
- Pharmacy: Walgreens Pharmacy (1.2 mi)

## Supportive Services and On-Site Activities

HAWC will provide comprehensive case management, individual and group counseling and psychotherapy for children and adults, and legal aid clinics. Spacious and well-equipped common areas to include a common kitchen, private gathering spaces, child enrichment, verdant play areas, and social support spaces. In addition, the facility will offer financial empowerment and job readiness coaching and workshops. HAWC offers these services free of charge to clients for a holistic approach to help survivors create a safe and healthy future for themselves and their children.



The Proposed HAWC Shelter





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 1/13/2022

District ALL

Item Creation Date: 11/30/2021

HCD21-147

Coalition for the Homeless of Houston / Harris County

Strategic Planning Services

Agenda Item: IV.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a new Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition), providing up to \$130,000.00 in Community Development Block Grant (CDBG) funds for strategic homeless planning services and activities.

As the Lead Agency for The Way Home system, the Coalition is a sole-source provider that guides the development, advocacy, and coordination of community strategies to prevent and end homelessness. Their collaboration with homeless services providers, affordable housing providers, community stakeholders, and other non-profits allows for greater alignment in every aspect of planning and decision-making activities necessary for providing critical homeless services and responding to emerging issues in the homeless system service area.

The Coalition will address problems of homelessness and provide systemic solutions through landlord engagement, stakeholder recruitment, encampment response strategies, needs assessments, gap analyses, and operations support. They will serve as liaison at the city, state, and federal levels, support homeless services providers, coordinate affordable housing options for the homeless, and advocate on behalf of the very vulnerable homeless and at-risk population.

<b>Category</b>	<b>Amount</b>	<b>Percentage</b>
Program Services	\$117,631.05	90.5%
Program Administration	\$12,368.95	9.5%
<b>Total</b>	<b>\$130,000.00</b>	<b>100%</b>

This agreement provides funding from February 1, 2022 – January 31, 2023. This is a newly executed agreement. The Coalition has received funding through the City for various grants since 2005.

No Fiscal Note is required on grant items. No Notice of Funding Availability (NOFA) was performed as the agency is a sole-source provider being the designated Lead Agency.

This item was reviewed by the Housing and Community Affairs Committee on December 13, 2021.

---

Keith W. Bynam, Interim Director

**Amount of Funding:**

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

**Contact Information:**

Roxanne Lawson,  
832-394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 01/12/2022  
District C  
Item Creation Date: 11/29/2021

HCD21-144  
Educational Programs Inspiring Communities  
(H.E.A.R.T Program)  
Agenda Item: IV.b

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Third Amendment to extend an Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, providing up to \$400,000.00 in Community Development Block Grant (CDBG) funds. Additional funding will allow for continued operation of the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) program by supporting the administration and operation of a job training program for 27 new trainees and 61 carry-over trainees, for a total of 88 intellectually and/or developmentally disabled adults.

Category	Agreement Amount	Percentage
Program Services	\$352,000.00	88%
Program Administration	\$48,000.00	12%
<b>Total</b>	<b>\$400,000.00</b>	<b>100.0%</b>

The initial agreement period was February 1, 2019 – January 31, 2020; the First Amendment was February 1, 2020 – January 31, 2021, with a Second Amendment extending the agreement to January 31, 2022. This Third Amendment will extend the term to January 31, 2023. The H.E.A.R.T. Program has received CDBG funding through the City for various agreements since 2005. This agency had no findings in its most recent compliance monitoring.

As of November 30, 2021, the H.E.A.R.T. program has achieved 90% of its client goal and 120% of its client placement goal for its third-year term.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 13, 2021.

---

Keith W. Bynam, Interim Director

### **Prior Council Action:**

01/23/2029 (O) 2019-045; 01/22/2020 (O) 2020-066; 04/21/2021 (O) 2021-274

### **Amount of Funding:**

\$400,000.00 Federal Government - Grant Funded (5000)

### **Contact Information:**

Roxanne Lawson,  
(832) 394-6307



## CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/12/2021

District D

Item Creation Date: 11/29/2021

HCD21-143

Houston's Capital Investing in Development and Employment of Adults  
(Capital IDEA)

Agenda Item: IV.c.

### **Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to the Agreement between the City of Houston (City) and Houston's Capital Investing in Development and Employment of Adults (Capital IDEA), to continue operating a workforce development program with case management services for low-to moderate-income Houston residents affected by Hurricane Harvey. This First Amendment will provide up to an additional \$253,236.00 in Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17) funds to serve an additional 55 individuals, for a revised total of 210 individuals to be served through this Agreement.

<b>Category</b>	<b>Agreement Amount</b>	<b>Percentage</b>
Program Administration	\$26,934.00	10.7%
Program Services	\$226,302.00	89.3%
<b>Total</b>	<b>\$253,236.00</b>	<b>100.0%</b>

The initial term of this Agreement was July 1, 2020 – June 30, 2021, with a one-year administrative renewal approved to extend through June 30, 2022. This First Amendment will provide funding for the remaining term of the renewal period. Capital IDEA has received funding from HCDD since 2012, and currently receives funding through CDBG-DR17 and CDBG grant funds.

As of November 30, 2021, Capital IDEA has exceeded its original goal by serving 155 of the 150 individuals it planned to assist. This agency had no findings in its most current compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 13, 2021.

---

Keith W. Bynam, Interim Director

### **Prior Council Action:**

06/24/2020 (O) 2020-551

### **Amount of Funding:**

\$253,236.00 Federal State Local – Pass Through Fund (5030)

### **Contact Information:**

Roxanne Lawson,  
(832) 394-6307