



Housing and Community Affairs Committee

Keith W. Bynam, Director
September 28, 2022



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Agenda

- I. Welcome/Introductions
- II. Compliance & Grant Administration
- III. Public Services
- IV. Affordable Home Development
- V. Public Facilities
- VI. Director's Comments
- VII. Public Comments

II. COMPLIANCE & GRANT ADMINISTRATION

Kennisha London, Assistant Director

II. Substantial Amendment of the Amended 2019 Annual Action Plan (All Districts)

An Ordinance authorizing a Substantial Amendment to the current Housing Opportunities for Persons with AIDS – CARES Act (HOPWA-CV) budget in the 2019 Annual Action Plan, transferring \$202,834.73 from multiple Activities to Short-Term Rent, Mortgage and Utilities Activity.



II. Substantial Amendment of the Amended 2019 Annual Action Plan (All Districts)

In accordance with HUD's Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan / Annual Action Plan for a variety of reasons, including when a reallocation of funds

- Increases or decreases the budget of an activity by more than 25%;
- Or when an activity is added or deleted in the Plan(s).

II. Substantial Amendment of the Amended 2019 Annual Action Plan (All Districts)

On March 27, 2020 the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law-116-136, authorized a special allocation of CDBG-CV, HOPWA-CV, and ESG-CV to states and local jurisdictions to prevent, prepare for, and respond to the coronavirus (COVID-19).

The format and information presented in the amended 2019 Annual Action Plan are based on federal guidance and requirements.

II. Substantial Amendment of the Amended 2019 Annual Action Plan (All Districts)

HOPWA-CV Program		
Activity	Decrease	Increase
The HOPWA-CV Budget is Amended as follows:		
Supportive Services	(\$65,860.93)	
Project or Tenant Based Rental Assistance	(\$107,112.97)	
Sponsor Administration	(\$29,860.83)	
Short-Term Rent, Mortgage and Utility Subsidies		\$202,834.73
Total HOPWA-CV Budget Changes:	(\$202,834.73)	\$202,834.73

III. PUBLIC SERVICES

Melody Barr, Deputy Assistant Director

III.a. Capital IDEA (District D)

An Ordinance authorizing a Third Amendment to extend an Agreement between the City of Houston and Houston's Capital Investing in Development and Employment of Adults (Capital IDEA),

Providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds,

To support workforce development, education, and case management to a minimum of 125 low-to-moderate income individuals.



III.a. Capital IDEA (District D)

HCD conducted a Request for Proposal (RFP) for Public Services contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. Capital IDEA was one of the agencies selected.

The initial Agreement period was May 1, 2019 – April 30, 2020; this Agreement is currently in its Second Amendment and the term will end on November 30, 2022.

This Third Amendment will extend the term and provide funding through June 30, 2023.

III.a. Capital IDEA (District D)

CATEGORY	AMOUNT	PERCENT
Program Services	\$176,000.00	88%
Administration	\$24,000.00	12%
Total	\$200,000.00	100%

As of July 31, 2022, Capital IDEA has served 111 of the 150 individuals (74%) of the intended goal and expended 75% of available funds.

Capital IDEA has received funding from the City of Houston since 2012.

There were no findings during the most recent annual compliance monitoring.

III.b. West Houston Assistance Ministries (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and West Houston Assistance Ministries (WHAM),

Providing up to \$251,000.00 in Community Development Block Grant-CARES Act (CDBG-CV) funds,

To help prevent and respond to the impacts of COVID-19.

III.b. West Houston Assistance Ministries (All Districts)

For CCHP Phase 2, a joint Request for Expression of Interest (REI) from qualified agencies was released in March 2022 by the Coalition.

As part of Phase 2, WHAM will provide rapid rehousing case management and navigation services to a minimum of 56 unduplicated households impacted by COVID-19.

III.b. West Houston Assistance Ministries (All Districts)

The Way Home, a collaborative partnership between the City of Houston, Harris County, and the Coalition for the Homeless of Houston and Harris County (Coalition), developed CCHP Phase 2 to continue supporting Houston's most vulnerable residents impacted by COVID-19 – people experiencing homelessness.

This is WHAM's first Public Services Agreement with the City and there has not been an annual compliance and monitoring review.

III.b. West Houston Assistance Ministries (All Districts)

CATEGORY	AMOUNT	PERCENT
Program Services	\$227,779.00	90.7%
Administration	\$23,221.00	9.3%
Total	\$251,000.00	100%

This Agreement provides funding from the Date of Countersignature – September 30, 2023, with an optional one-year extension.

III.c. Career and Recovery Resources, Inc. (District D)

HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and Career and Recovery Resources, Inc.

Providing up to \$1,038,759.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds,

To help prevent and respond to the impacts of COVID-19.

III.c. Career and Recovery Resources, Inc. (District D)

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness.

As part of the CCHP Phase 2, Career and Recovery will provide rapid re-housing case management and housing navigation services to a minimum of 200 households that have been impacted by COVID-19.

III.c. Career and Recovery Resources, Inc. (District D)

For CCHP Phase 2, a joint Request for Expression of Interest (REI) from qualified agencies was released in March 2022 by the Coalition.

Career and Recovery was one of the applicants selected by the CCHP partners to receive funding for rapid re-housing case management and housing navigation services.

III.c. Career and Recovery Resources, Inc. (District D)

CATEGORY	AMOUNT	PERCENT
Program Services	\$944,326.00	90.91%
Administration	\$94,433.00	9.09%
Total	\$1,038,759.00	100%

The Agreement term will provide funding from October 15, 2022 – September 30, 2023, with an optional one-year extension.

There were no findings during the most recent annual compliance monitoring.

III.d. Wesley Community Center (All Districts)

An Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Wesley Community Center, Inc. Of Houston, Texas (Wesley)

Providing up to \$341,000.00 in Community Development Block Grant - CARES Act (CDBG-CV) funds,

To help prevent and respond to the impacts of COVID-19.

III.d. Wesley Community Center (All Districts)

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19, people experiencing homelessness.

As part of CCHP Phase 2, Wesley will provide diversion services to a minimum of 100 persons who have been impacted by COVID-19.

III.d. Wesley Community Center (All Districts)

Diversion activities assist clients in crisis to identify immediate alternative housing arrangements to avoid emergency shelter or unsheltered living.

Diversion can include, but is not limited to:

- Direct financial assistance,
- Family mediation, and
- Counseling services.

III.d. Wesley Community Center (All Districts)

For CCHP Phase 2, a joint Request for Expression of Interest (REI) from qualified agencies was released in March 2022 by the Coalition.

Wesley was one of the applicants selected by the CCHP partners to receive funding for diversion services.

III.d. Wesley Community Center (All Districts)

CATEGORY	AMOUNT	PERCENT
Program Services	\$307,900.00	90.29%
Administration	\$33,100.00	9.71%
Total	\$341,000.00	100%

This Agreement provides CDBG-CV funding from October 15, 2022, to September 30, 2023, with an optional one-year extension.

This is Wesley's first Agreement with the City.

IV. Affordable Home Development Program

Olivia Bush, Division Manager

IV. Harvey Single Family Development Guidelines (All Districts)

An Ordinance adopting the updated Harvey Single Family Development (HSFD) Program Guidelines,

Providing affordable, newly constructed, single-family homes outside of flood-prone areas,

For households with annual incomes at less than 80% of the Area Median Income (AMI) who were directly impacted by Hurricane Harvey.

IV. Harvey Single Family Development Guidelines (All Districts)

The HSFD Program budget is \$60,000,000.00 in Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds.

HCD will partner with qualified developers for the construction, marketing and sales of 226 resilient, affordable, single-family homes.

The sales price for each home will not exceed \$264,000.00 for FY2022, per the U.S. Department of Housing and Urban Development's Limits.

IV. Harvey Single Family Development Guidelines (All Districts)

For more efficient operations, the following changes have been made:

1. Updated maximum NOFA amount.
2. Additional NOFA application and process language.
3. Updated Affordability Period Chart.
4. Added additional language on Conflict-of-Interest requirements.
5. Removed Flood insurance requirements for Homebuyers.

IV. Harvey Single Family Development Guidelines (All Districts)

6. Cited federal register for affordability requirements.
7. Added clarification on LMI Homebuyer eligibility requirements.
8. Threshold requirements added for applicants 18 or older who were underage at the time of Hurricane Harvey.
9. Cited references for Tie-back Documentation requirements.

IV. Harvey Single Family Development Guidelines (All Districts)

10. Added language on Record retention and Section 504.
11. Updated family definition.
12. Strengthen language indicating that LMI applicants must have a demonstrated and verifiable connection to Hurricane Harvey.
13. Added eligibility requirements for homeowners at the time of the disaster, but no longer own the home.

IV. Harvey Single Family Development Guidelines (All Districts)

The City will administer the HSFD Program in accordance with the guidelines and the CDBG-DR regulatory requirements.

The HSFD Guidelines were approved by the Texas General Land Office (GLO) on August 9, 2022.

PUBLIC FACILITIES

Ana Martinez, Deputy Assistant Director

IV.a. H.E.A.R.T. Workforce Training Center (District C)

An Ordinance authorizing a Loan Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, Inc. dba, The H.E.A.R.T. Program,

Providing \$790,416.00 in Community Development Block Grant (CDBG) funds,

Towards the rehabilitation of the Workforce Training Center located at 707 Lehman.

IV.a. H.E.A.R.T. Workforce Training Center (District C)

Improvements to the site include installation of a new HVAC system, electrical, roofing, security, and build-out completion for the training center.

The project will expand employment programs and job opportunities for individuals with disabilities.

IV.a. H.E.A.R.T. Workforce Training Center (District C)

Since 2006, the H.E.A.R.T. Job Training Program has provided community-based vocational training including life and social skills, job readiness, classroom instruction, hands-on and on-the-job training.

Serves adults 18 years of age or older, residing in the City of Houston with intellectual and diagnosed developmental disability.

IV.a. H.E.A.R.T. Workforce Training Center (District C)

Sources:	Amount:	Uses:	Amount:
City of Houston CBDG Funds	\$790,416.00	Hard Cost	\$752,412.00
Conventional Loan	\$1,080,000.00	Soft Cost	\$188,104.00
In-Kind Contribution	\$450,000.00	Acquisition	\$1,390,000.00
Board Contribution	\$10,100.000		
Total	\$2,330,516.00	Total	\$2,330,516.00

IV.b. Urban Partnerships Community Development Corporation (District H)

An Ordinance authorizing a Loan Agreement between the City of Houston and Urban Partnerships Community Development Corporation (UPCDC),

Providing up to \$1,000,335.00 in Community Development Block Grant (CDBG) funds,

For the build-out of a commercial kitchen and construction of an aquaponic greenhouse located at 6501 Navigation Boulevard.

IV.b. Urban Partnerships Community Development Corporation (District H)

Renovations will consist of the buildout of a commercial training kitchen with commissary, training facilities, the construction of raised beds and a high tunnel greenhouse.

Structural improvements will include the installation of mechanical, electrical, plumbing, venting systems, and natural gas.

IV.b. Urban Partnerships Community Development Corporation (District H)

The project will create job opportunities for qualified, low-moderate income trainees and K-12 students with:

- Educational programs,
- Agricultural and culinary job training,
- Hydroponic micro-credentials training, and
- Certifications training in Aquaculture

IV.b. Urban Partnerships Community Development Corporation (District H)

Sources	Amount	Uses	Amount
COH - CDBG	\$1,000,335.00	Hard Costs	\$1,800.268.00
Cash Equity	\$500,000.00	Soft Costs	\$450,067.00
In-Kind Donations	\$750,000.00		
Total	\$2,250,335.00	Total	\$2,250,335.00

DIRECTOR'S COMMENTS

Keith W. Bynam, Director

Director's Comments

Intro/Overview

Keith W. Bynam, Director

CDBG-DR17 Grant Update, Temika Jones,
Assistant Director and CFO

HCDD Production Report Overview,
Temika Jones, Assistant Director and CFO

HCDD Project Highlights,
Keith W. Bynam, Director

CDBG-DR 2017 Harvey Grant Update

Temika Jones, Assistant Director and CFO

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

As of September 23, 2022

	December 31, 2022 Benchmark	% Benchmark Met	Approved	Submitted
Admin	\$ -		\$ 1,903,251.44	\$ 12,100,778.22
Buyout	\$ 33,480,000.00	91%	\$ 30,326,172.38	\$ 30,425,418.37
Economic Development	\$ 18,158,900.40	36%	\$ 6,577,660.97	\$ 7,089,394.43
HoAP	\$ 78,074,998.55	48%	\$ 37,515,983.31	\$ 66,204,254.38
Homebuyers	\$ 20,212,996.80	60%	\$ 12,217,082.45	\$ 13,127,096.78
Multifamily	\$ 270,030,283.20	64%	\$ 171,805,730.23	\$ 174,241,023.75
Planning	\$ 11,550,000.00	11%	\$ 1,289,754.60	\$ 1,289,754.60
Public Services	\$ 27,000,000.00	55%	\$ 14,746,477.44	\$ 14,746,477.44
Single Family	\$ 27,000,000.00	59%	\$ 15,985,856.61	\$ 15,985,856.61
Small Rental	\$ 12,500,000.00	2%	\$ 297,947.62	\$ 297,947.62
Grand Total	\$ 498,007,178.95		\$ 292,665,917.05	\$ 335,508,002.20



Item III.D HCD Financial Update

(CDBG-DR 2017 Harvey Grant Update)

GLO Budget Update

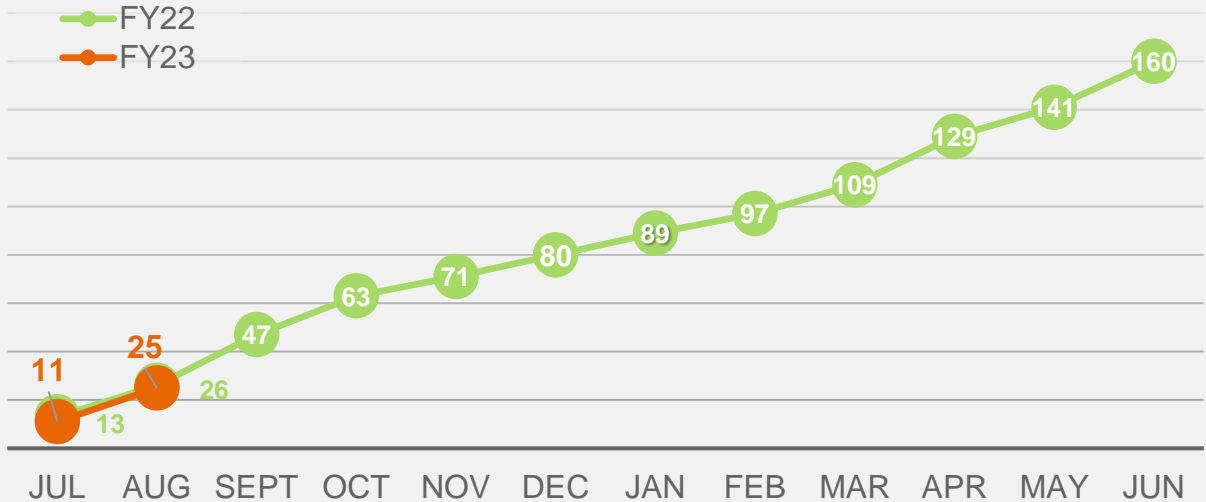
	Original Budget	GLO Proposed Budget	Reduction
Admin			\$ -
Buyout	\$ 55,800,000	\$ 55,800,000	\$ -
Economic Development	\$ 30,264,834	\$ 18,888,904	\$ 11,375,930
Homebuyers	\$ 33,688,328	\$ 18,381,000	\$ 15,307,328
HoAP	\$ 82,184,209	\$ 69,188,511	\$ 12,995,698
Multifamily	\$ 450,050,472	\$ 400,855,752	\$ 49,194,720
Planning	\$ 23,100,000	\$ 23,100,000	\$ -
Public Services	\$ 60,000,000	\$ 20,000,000	\$ 40,000,000
Single Family	\$ 60,000,000	\$ 60,000,000	\$ -
Small Rental	\$ 25,000,000	\$ 12,943,423	\$ 12,056,577
Grand Total	\$ 820,087,843	\$ 679,157,590	\$ 140,930,253

HCD Production Report

Temika Jones, Assistant Director and CFO

Homebuyer Assistance Program

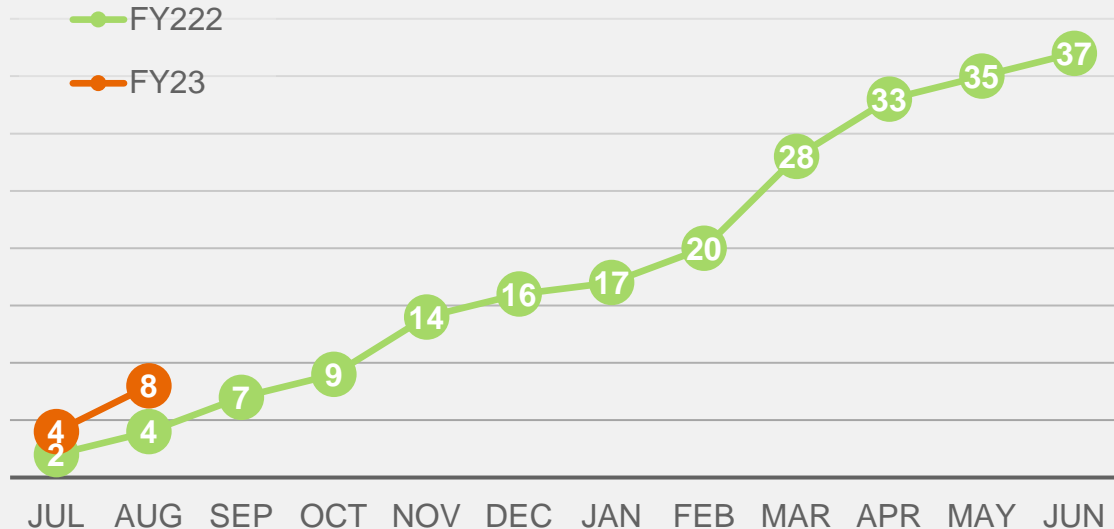
(Fiscal Year - cumulative totals)



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.

Other Programs

(Fiscal Year)



21

Projects under construction
Multifamily (FY23)

0

Projects completed
Multifamily (FY23)

10

Projects under construction
Public Facilities (FY23)

0

Projects completed
Public Facilities (FY23)



HCD

Project Highlights

Keith W. Bynam, 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

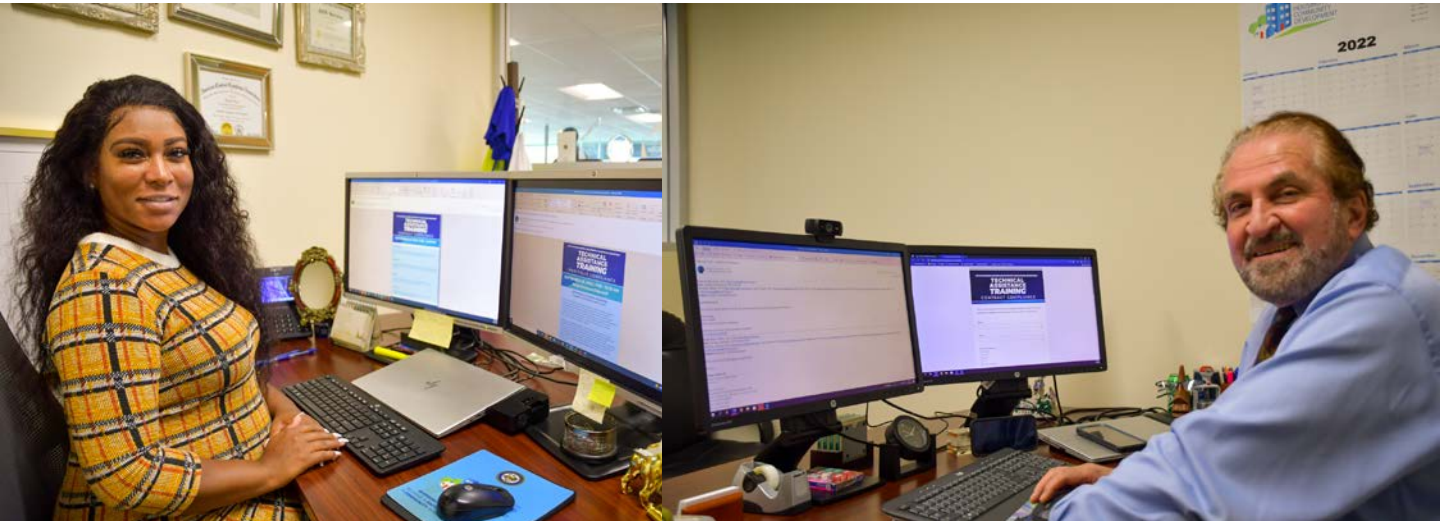


Public Services HOPWA Pre-Application Conference 9.14.2022



Section 3 Technical Assistance

9.20.2022



GIS Market Value Analysis & Economic Development Stakeholder Group 8.25.2022



GIS Market Value Analysis & Economic Development Stakeholder Group 8.25.2022



HCD's House of Hoops



Ray Miller's Farewell

9.22.2022



Ray Miller's Farewell

9.22.2022



Update: The Navigation Center

2903 Jensen Drive, Houston, 77021 (District D)

Public Facilities Rehabilitation

85% Complete as of September, 2022

Total Project Cost: \$3,500,000.00

HCD Funding: \$3,500,000.00 (ESG-CV)

**Developer: The Coalition for the Homeless of
Houston/Harris County**

Architect: Curry Boudreaux Architects

Update: The Navigation Center

2903 Jensen Drive, Houston, 77021 (District D)



Update: The Navigation Center

2903 Jensen Drive, Houston, 77021 (District D)



Update: The Navigation Center

2903 Jensen Drive, Houston, 77021 (District D)



Neuns Road Drainage Project Public Facilities (District A)

**Public Facilities Rehabilitation Letter of
Agreement (LOA) with Houston Public Works**

National Objective: LMA

Total Project Cost: \$12,593,292.20

HCD Funding: \$11,788,980.00 (CDBG-DR15)

Harris County Funding: \$804,312.00

Neuns Road Drainage Project Public Facilities (District A)



Neuns Road Drainage Project Public Facilities (District A)



Update: Bethune Empowerment Center 2500 S. Victory, Houston, 77088 (District B)

Public Facilities Rehabilitation

85% Complete as of September, 2022

National Objective: LMA

Total Project Cost: \$4,131,000.00

HCD Funding: \$4,000,000.00 (CDBG)

Developer: Houston Business Development Inc.

Architect: Moody Nolan

Update: Bethune Empowerment Center 2500 S. Victory, Houston, 77088 (District B)



Update: 900 Winston

900 Winston, Houston, 77009 (District H)

99% Complete as of July, 2022

Total Number of Units: 114

Total Restricted Units: 102 (30% - 80% AMI)

Total Project Cost: \$31,465,057.00

HCD Funding: \$11,230,000.00

(CDBG-DR17)

Developer: Magellan Housing

Update: 900 Winston

900 Winston, Houston, 77009 (District H)



Update: Light Rail Lofts

4600 Main Street, Houston, 77002 (District C)

95% Complete as of September, 2022

Total Number of Units: 56

Total Restricted Units: 56 (30% - 80% AMI)

Total Project Cost: \$16,339,005.00

HCD Funding: \$3,464,143.00

(HOME, CDBG)

Developer: Cloudbreak

Update: Light Rail Lofts

4600 Main Street, Houston, 77002 (District C)



Update: Temenos Place

1703 Gray Houston, 77003 (District D)

42% Complete as of September, 2022

Total Number of Units: 94

Total Restricted Units: 94 (30% - 80% AMI)

Total Project Cost: \$32,596,735.00

HCD Funding: \$12,500,000.00

(HOME, Bond, CDBG DR-17, 4% HTC)

Developer: Temenos CDC

Update: Temenos Place 1703 Gray Houston, 77003 (District D)



Update: Sunrise Lofts

3103 McKinney, Houston, 77003 (District I)

63% Complete as of September, 2022

Total Number of Units: 89

Total Restricted Units: 87 (30% - 80% AMI)

Total Project Cost: \$27,790,053.00

HCD Funding: \$1,560,000.00 (HOME)

**Developer: Tejano Center for Community
Concerns**

Update: Sunrise Lofts

3103 McKinney, Houston, 77003 (District I)



Update: The Citadel

3345 Elgin, Houston, 77004 (District D)

51% Complete as of September, 2022

Total Number of Units: 74

Total Restricted Units: 67 (30% - 80% AMI)

Total Project Cost: \$25,089,743.00

HCD Funding: \$10,250,000.00 (CDBG DR-17)

Developer: Change Happens CDC

Update: The Citadel

3345 Elgin, Houston, 77004 (District D)



Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)

43% Complete as of September, 2022

Total Number of Units: 120

Total Restricted Units: 120 (30% - 80% AMI)

Total Project Cost: \$33,794,447.00

HCD Funding: \$13,200,000.00 (CDBG - DR17)

Developer: Houston Area CDC/New Hope Housing

Architect: Garcia Associates, Architects, LLC.

Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)



Update: Heritage Senior Residences 1102 Moy, Houston, 77007 (District C)

75% Complete as of July, 2022

Total Number of Units: 135

Total Restricted Units: 94 (30% - 80% AMI)

Total Project Cost: \$40,356,370.00

HCD Funding: \$14,350,000.00 (CDBG - DR17)

Developer: Ensemble Holdings, LLC.

Architect: Mucasey & Associates Architects

Update: Heritage Senior Residences 1102 Moy, Houston, 77007 (District C)



Update: Regency Lofts

3232 Dixie Road, Houston, 77021 (District D)

90% Complete as of September, 2022

120 Total Units, 102 Restricted

Total Project Cost: \$35,000,000.00

HCD Funding: \$14,000,000.00 (CDBG-DR17)

Developer: DWR Development Group

Architect: Mucasey & Associates

Lender: Amegy Bank

Update: Regency Lofts

3232 Dixie Road, Houston, 77021 (District D)



Comments & Questions



For More Info on HCD's Projects...

<https://www.flickr.com/photos/houstonhcdd>

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hcdd@houstontx.gov

