



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)

Tuesday, November 15, 2022, 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 **Monday, November 14, 2022, 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 designated presiding officer of the 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/HCANovember22> or 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. Finance

The Housing and Community Development (HCD) Department recommends Council **Appropriation of \$14,388,041.69 of TIRZ Affordable Housing Funds** for single-family and disaster recovery activities, as well as to administer HCDD’s affordable home activities. This Ordinance appropriates funds for administrative use. For direct program activities, specific contracts will be brought to Council for allocation in accordance with local procurement rules. (All Districts)

Keith W. Bynam, Director

Temika Jones, Assistant Director & CFO

III. Public Services

- a. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and **the Coalition for the Homeless of Houston/Harris County**, providing up to \$130,000.00 in Community Development Block Grant (CDBG) funds for strategic homeless planning services. (All Districts)

- b. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and **Harris County Domestic Violence Coordinating Council**, providing up to \$324,520.00 in Community Development Block Grant-CARES Act (CDBG-CV) funds to support Mobile Trauma Support Partners, benefiting a minimum of 100 households experiencing homelessness that are survivors of domestic violence, sexual assault, and/or human trafficking. (All Districts)
- c. HCD recommends Council approval of an Ordinance authorizing a Fourth Amendment to extend an Agreement between the City of Houston and **Healthcare for the Homeless-Houston**, providing up to \$150,000.00 in Community Development Block Grant (CDBG) funds for the Project Access homeless transportation program, benefiting 1,800 riders who are homeless. (All Districts)
- d. HCD recommends Council approval of an Ordinance authorizing a Third Amendment to the Agreement between the City of Houston and **The Montrose Center**, providing an additional \$1,200,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds, for (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) supportive services; for 275 low-income households living with/or affected by HIV/AIDS. (District C)
- e. HCD recommends Council approval of an Ordinance authorizing a Fourth Amendment to extend an Agreement between the City of Houston and **Educational Programs Inspiring Communities, Inc.** Housing, Entrepreneurship and Readiness Training (H.E.A.R.T. Program), for up to \$200,000.00 in Community Development Block Grant (CDBG) funds to support the administration and operation of a job training program for 35 individuals with intellectual and/or developmental disabilities. (District C)
- f. HCD recommends Council approval of an Ordinance authorizing a Fourth Amendment to the Agreement between the City of Houston (City) and **Avenue 360 Health and Wellness** (Avenue 360), providing an additional \$1,600,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds, for (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) supportive services; for 190 low-income households affected by HIV/AIDS. (All Districts)
- g. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Agreement between the City of Houston and the **Coalition for the Homeless of Houston/Harris County** providing up to \$270,991.00 of Homeless Housing and Services Program (HHSP) funds for the operation of the Housing Navigation Center located at 2903 Jensen Drive, Houston, Texas. (District B)
- h. HCD recommends Council approval of an Ordinance authorizing an Amendment to the Contract between the City of Houston and the Texas Department of Housing and Community Affairs (TDHCA). The Amendment will **transfer \$270,991.00 from multiple activities to the Shelter Operations activity** and allow the City to continue to utilize and exhaust all of its Homeless Housing and Services Program (HHSP) funds to address homelessness in Houston. (All Districts)
- i. HCD recommends Council approval of an Ordinance authorizing the City of Houston to accept two grant awards from the Texas Department of Housing and Community Affairs (TDHCA) for a total of **\$1,679,747.00 in Homeless Housing Services Program** (HHSP) funds and authorizing the HCD Director to represent the City on behalf of the HHSP award and have **signature authority** to execute the contract and Amendments between the City and TDHCA for HHSP funds. (All Districts)

Keith W. Bynam, Director

Melody Barr, Deputy Assistant Director

IV. Affordable Home Development Program

- a. HCD presents version 1.2 of the **Affordable Home Development (AHD) Program Guidelines**. Version 1.2 of the AHD Program Guidelines introduces and explains the proposal submission process outside the traditional procurement schedule. (All Districts)
- b. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and Fifth Ward Community Redevelopment Corporation, providing a forgivable loan of up to **\$4,898,715.00 in Uptown TIRZ Series 2021 Affordable Homes Funds**, to finance the infrastructure for a single-family development to be located at 3400 Linn Street & 4721 Market Street. (District B)

- c. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Horizon Residential Communities, LLC. providing a forgivable loan of up to **\$5,602,794.00 in Uptown TIRZ Series 2021 Affordable Homes Funds**, to finance the infrastructure for a single-family development to be located at 5003 Almeda Genoa. (District D)

Keith W. Bynam, Director
Olivia Bush, Division Manager

V. Director's Comments

Keith W. Bynam, Director

VI. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/16/2022

All Districts

Item Creation Date: 10/31/2022

TIRZ Affordable Housing Funds Appropriation
Agenda Item: II.

Background:

The Housing and Community Development (HCD) Department is requesting Council appropriation of \$14,388,041.69 of TIRZ Affordable Housing Funds for single-family disaster recovery activities, as well as to administer HCD’s affordable home activities.

This Ordinance appropriates funds for administrative use. For direct program activities, specific contracts will be brought to Council for allocation in accordance with local procurement rules. A brief description of each TIRZ funding category follows.

Category	Total Amount	Description
Disaster Recovery Program	\$7,000,000.00	Funding for disaster recovery program costs deemed ineligible and/or disallowed
Affordable Housing Administration & Federal /State Grant Leveraging	\$5,223,662.54	Administrative cost for administering local, state, and federal funded activities by HCD
Homelessness	\$500,000.00	Efforts leading to permanent homes for homeless individuals and families
Single Family	\$1,664,379.15	Single family activities for, but not limited to, home repair, new construction, down payment assistance, and activity delivery cost.
Total	\$14,388,041.69	

No fiscal note required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Amount of Funding:

\$14,388,041.69 – TIRZ Affordable Housing Fund 2409

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/11/2023

District ALL

Item Creation Date: 10/26/2022

HCD22-85

Coalition for the Homeless of Houston / Harris County

Strategic Planning Services

Agenda Item: III.a.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a new Subrecipient 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, those with lived experience, 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 response system.

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

CATEGORY	AMOUNT	PERCENT
Program Services	\$117,000.00	90.00%
Administration	\$13,000.00	10.00%
Total	\$130,000.00	100%

The Coalition has received funding through the city for various grants since 2005. This newly executed Agreement provides funding from February 1, 2023 to January 31, 2024. No Notice of Funding Availability (NOFA) was performed as the agency is a sole-source provider being the designated Lead Agency. There were no findings in the most recent annual compliance monitoring.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, 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: 12/14/2022

District: ALL

Item Creation Date: 10/26/2022

HCD22-83

Harris County Domestic Violence Coordinating Council

Agenda Item: III.b.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Harris County Domestic Violence Coordinating Council (HCDVCC), providing up to \$324,520.00 in Community Development Block Grant-CARES Act (CDBG-CV) funds to support Mobile Trauma Support Partners, benefiting a minimum of 100 households (individuals and families) experiencing homelessness or are at risk of homelessness due to impacts of COVID-19 and may be survivors of domestic violence, sexual assault, and/or human trafficking.

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, the Mobile Trauma Support Partners will provide mobile and home-based supportive services to households referred by homeless service providers. Permanent supportive housing (PSH) sites will be identified for strategic interventions that will include group work, education and awareness activities, and individual advocacy and services. Additional services include assessment and monitoring of the Domestic Violence Coordinated Access waitlist to refer families to the homeless service providers for housing opportunities. The Mobile Trauma Support Team will work within encampments, the Housing Navigation Center, and with the outreach teams when there are identified needs.

CATEGORY	AMOUNT	PERCENT
Program Services	\$298,520.00	91.99%
Administration	\$26,000.00	8.01%
Total	\$324,520.00	100%

Through 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), the CCHP was developed specifically to respond to COVID-19’s impacts on the homeless. For CCHP Phase 2, a joint Request for Expression of Interest from qualified agencies was released in March 2022 by the Coalition. HCDVCC was one of the qualified agencies selected to receive funding for essential supportive services to households experiencing homelessness or are at risk of homelessness and may be survivors of domestic violence, sexual assault, and/or human trafficking.

This Agreement provides funding from the Date of Countersignature – December 31, 2023, with an optional one-year extension. This is HCDVCC’s first Public Services agreement with the City of Houston. As this would be the agency’s first Agreement, there has not been an annual compliance and monitoring review and no findings.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Amount of Funding:

\$324,520.00 Federal Government - Grant Fund (5000)

Contact Information:

Roxanne Lawson, 832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/14/2022

District: ALL

Item Creation Date: 10/26/2022

HCD22-88

Healthcare for the Homeless-Houston (HHH)

Agenda Item: III.c.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Fourth Amendment to extend an Agreement between the City of Houston (City) and Healthcare for the Homeless-Houston (HHH), providing up to an additional \$150,000.00 in Community Development Block Grant (CDBG) funds to operate the Project Access homeless transportation program, benefiting a minimum of 1,800 additional riders who are homeless.

Project Access offers transportation services to homeless persons Monday through Friday, from 7 a.m. to 5 p.m., 52 weeks a year using a 40-passenger, wheelchair-accessible bus traveling a scheduled route. The service supports 23 agencies that provide essential services such as health care, meals, shelter, and social services. Funding also supports a community health worker that serves as a resource for riders, collects data, acts as a liaison with other homeless services providers, and serves as the face of the program to promote ridership and improve outreach.

CATEGORY	AMOUNT	PERCENT
Program Services	\$150,000.00	100%
Program Administration	\$0.00	0%
Total	\$150,000.00	100%

HCD conducted a Notice of Funding Availability (NOFA) for CDBG contracts for the fiscal year 2019 with the option to renew in up to one-year increments. The initial contract began on February 1, 2019, and was extended through three subsequent amendments and administrative extensions to December 31, 2022. This Fourth Amendment provides funding through December 31, 2023. HHH has received CDBG funding through the City for various contracts since 2003.

As of November 1, 2022, HHH has expended approximately 94% of funding and served approximately 107.6% of its annual client goal. There were no findings in their annual compliance monitoring.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Prior Council Action:

1-23-2019 (O) 2019-044; 1-15-2020 (O) 2020-049; 7-21-2021 (O) 2021-615; 2-23-2022 (O) 2022-134

Amount of Funding:

\$150,000.00 Federal Government - Grant Fund (5000)

Contact Information:

Roxanne Lawson
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/7/2022

District C

Item Creation Date: 10/26/2022

HCD22-84

The Montrose Center

Agenda Item: III.d.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Third Amendment to the Agreement between the City of Houston (City) and The Montrose Center, providing an additional \$1,200,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds, for (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) supportive services; for 275 low-income households living with/or affected by HIV/AIDS.

The Montrose Center provides rental subsidies and supportive services to participants at risk of becoming homeless. Supportive services include Permanent Housing Placement Services (PHPS), case management, professional counseling, and other services. Housing assistance will be provided as follows: (1) TBRA for 60 households, (2) STRMU for 190 households, and (3) PHP for 25 households of persons living with/or affected by HIV/AIDS. The City provides approximately 41% of the costs for this HOPWA project.

CATEGORY	AMOUNT	PERCENT
STRMU	\$594,942.02	49.58%
TBRA	\$547,307.12	45.61%
Supportive Services	\$57,750.86	4.81%
Administrative	\$0.00	0.00%
Supportive Services – PHP	\$0.00	0.00%
Total	\$1,200,000.00	100.00%

HCD conducted a request for proposals (RFP) for HOPWA funding in 2017. The Montrose Center was one of the agencies selected. The initial agreement period was May 1, 2019, through April 30, 2020. Through previously approved Amendments and administrative extensions, the term was extended to January 31, 2023. This Third Amendment will provide funding through July 31, 2023.

As of September 2022, The Montrose Center has served 276 clients, utilizing approximately 74% of funding. The agency has received funding from the City since 2012. There were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Prior Council Action:

4/17/2019 (O) 2019-279, 4/21/2020 (O) 2020-340, 8/2/2021 (O) 2021-616

Amount of Funding:

\$1,200,000.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/11/2023
District C
Item Creation Date: 10/26/2022

HCD22-86
Educational Programs Inspiring Communities
(H.E.A.R.T. Program)
Agenda Item: III.e.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Fourth Amendment to extend an Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, Inc. Housing, Entrepreneurship and Readiness Training (H.E.A.R.T. Program), providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds. The continuation of these funds will support the administration and operation of a job training program for 35 individuals with intellectual and/or developmental disabilities.

CATEGORY	AMOUNT	PERCENT
Program Services	\$177,831.54	88.92%
Administration	\$22,168.46	11.08%
Total	\$200,000.00	100%

HCD conducted a Notice of Funding Availability (NOFA) for Public Services contracts for fiscal year 2019 with the option to renew in up to one-year increments. The H.E.A.R.T. Program was one of the agencies selected. The initial agreement period was February 1, 2019 – January 31, 2020; through various renewals and extensions, this agreement is currently in its Third Amendment and the term will end on January 31, 2023. This Fourth Amendment will extend the term and provide funding through January 31, 2024.

The H.E.A.R.T. Program has received funding from the City of Houston since 2005. As of September 30, 2022, H.E.A.R.T. has assisted 59% of its client goal and expended 58% of its total funds. There were no findings during the most recent annual compliance monitoring.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Prior Council Action:

2/16/2022 (O) 2022-129; 4/21/2021 (O) 2021-274; 1/22/2020 (O) 2020-066; 1/23/2019 (O) 201

Amount of Funding:

\$200,000.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/11/2023

District ALL

Item Creation Date: 10/27/2022

HCD22-89

Avenue 360 Health and Wellness

Agenda Item: III.f.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Fourth Amendment to the Agreement between the City of Houston (City) and Avenue 360 Health and Wellness (Avenue 360), providing an additional \$1,600,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds, for (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) supportive services; for 190 low-income households living with/or affected by HIV/AIDS.

Avenue 360 provides rental subsidies and supportive services to participants at risk of becoming homeless. Supportive services include Permanent Housing Placement Services (PHPS), case management, professional counseling, and other services. Housing assistance will be provided as follows: (1) TBRA for 124 households, (2) STRMU for 50 households, and (3) PHP for 16 households of persons living with/or affected by HIV/AIDS.

CATEGORY	AMOUNT	PERCENT
TBRA	\$1,130,875.10	70.68%
Supportive Services	\$199,834.64	12.50%
STRMU	\$170,763.26	10.67%
Administrative	\$75,423.26	4.71%
Supportive Services – PHP	\$23,103.74	1.44 %
Total	\$1,600,000.00	100.00%

HCD conducted a request for proposals (RFP) for HOPWA agreements for fiscal year 2017. Avenue 360 was one of the agencies selected. The initial contract period was November 28, 2018, through October 31, 2019. Through previously approved amendments and administrative extensions, the term was extended to February 28, 2023. This Fourth Amendment will provide funding through May 31, 2023.

As of September 2022, Avenue 360 has served 399 clients, utilizing approximately 92% of funding. The agency has received funding from the City since 2000. There were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Prior Council Action:

11/28/2018 (O) 2018-933, 1/15/2020 (O) 2020-47, 1/13/2021 (O) 2021-23, 3/16/2022 (O) 2022-181

Amount of Funding:

\$1,600,000.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/14/2022

District B

Item Creation Date: 10/28/2022

HCD22-91

Coalition for the Homeless of Houston/Harris County

Housing Navigation Center Operations

Agenda Item: III.g.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a First Amendment to the Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition), providing up to \$270,991.00 of Homeless Housing and Services Program (HHSP) funds for the operation of the Housing Navigation Center located at 2903 Jensen Drive, Houston, Texas 77026.

Due to pervasive, underlying health conditions and a lack of access to adequate facilities, the homeless are especially susceptible to COVID-19 and are at higher risk of experiencing severe symptoms. Per guidance from the Center of Disease Control, it is imperative during the current pandemic to move individuals experiencing homelessness off the streets. In response, the City partnered with the Coalition to launch and operate a Housing Navigation Center, which will temporarily house individuals living on the streets and assist to moving them to long-term housing.

The Coalition, through a selected subrecipient, manages the operations, administration and reporting for the Housing Navigation Center. The facility provides bridge beds for 350 clients annually to stay during the housing process. “Bridging” is the time from housing assessment to placement into permanent housing. The additional HHSP funding will support eligible essential services, such as but not limited to, food and security services. Regulations pertaining to the use of previously approved Community Development Block Grant – CARES Act (CDBG-CV) funds for operations do not allow for the purchase of food. HHSP funding will assist in providing three meals a day to clients residing at the facility. Potential clients must be referred and transported by homeless agencies and/or first responders to enter and utilize the center’s services.

CATEGORY	AMOUNT	PERCENT
Program	\$270,991.00	100.00%
Administrative	\$0.00	0.00%
Total	\$270,991.00	100%

The Agreement term will not change, which is September 30, 2022 through August 31, 2023, with the option to renew. There were no findings during the last annual compliance monitoring. The Coalition has received funding through the City for various grants since 2005.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Prior Council Action:

9/14/2022 (O) 2022-713

Amount of Funding:

\$270,991.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson, 832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/30/2022

District All

Item Creation Date: 11/2/2022

HCD22-95

Texas Department of Housing and Community Affairs

Homeless Housing Services Program Grant

Agenda Item: III.h.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Amendment to the Contract between the City of Houston (City) and the Texas Department of Housing and Community Affairs (TDHCA). The Amendment will transfer \$270,991.00 from multiple activities to the Shelter Operations activity and allow the City to continue to utilize and exhaust all of its Homeless Housing and Services Program (HHSP) funds to address homelessness in Houston.

FY 2022 HHSP Program		
Activity	Decrease	Increase
The FY 2022 HHSP Budget is Amended as follows:		
Case Management	(\$113,619.00)	
HP Financial Assistance	(\$157,372.00)	
Shelter Operations		\$270,991.00
Total Budget Changes:	(\$270,991.00)	\$270,991.00

The general allocation must be used by the City on activities eliminating and/or preventing homelessness. Specifically, allowable activities for this contract include provision of direct services and case management to homeless persons or persons at-risk of homelessness.

HHSP was established by the 81st Texas Legislature through an appropriations rider and 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.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Prior Council Action:

10/13/21 (O) 2021-880; 9/30/21 (O) 2021-1043

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/30/2022

District All

Item Creation Date: 11/2/2022

HCD22-96

Texas Department of Housing and Community Affairs

Homeless Housing Services Program Grant

Agenda Item III.i.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the City of Houston (City) to accept two grant awards from the Texas Department of Housing and Community Affairs (TDHCA) for a total of \$1,679,747.00 in Homeless Housing Services Program (HHSP) funds. This Ordinance further authorizes the Director of Housing and Community Development to represent the City on behalf of the HHSP award and have signature authority to execute the contract and amendments between the City and TDHCA for HHSP funds.

Per the TDHCA, the proposed 2023 HHSP award amount for general allocation is \$1,277,839.00, with an additional set-aside funding amount of \$401,908.00 to address youth homelessness. Each award will be presented as a separate contract.

The general allocation must be used by the City on activities eliminating and/or preventing homelessness. Specifically, allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or other homelessness-related activities as approved by the TDHCA.

HHSP was established by the 81st Texas Legislature through an appropriations rider and 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.

This item is a procedural, administrative matter required by the State of Texas for the City to receive the funds awarded. An Ordinance allocating the accepted HHSP funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: N/A

All Districts

Item Creation Date: 10/26/2022

HCD22-87

Affordable Home Development (AHD)

Program Guidelines Update

Agenda Item: IV.a.

Background:

The Housing and Community Development (HCD) Department presents version 1.2 of the Affordable Home Development (AHD) Program Guidelines. Version 1.2 of the AHD Program Guidelines introduces and explains the proposal submission process outside the traditional procurement time period. The purpose of AHD Program is to increase the City's stock of affordable single-family homes and create homeownership opportunities for households earning from 60% to 120% of the Area Median Income (AMI).

For-profit and nonprofit developers are eligible to apply for gap financing for their affordable single family home projects. Developers must complete and submit the pre-application and supplemental documentation to be considered for funding. Each project will be evaluated based on its alignment with the City's affordable housing objectives and priorities, the readiness of the project, the project completion timeline, and overall community benefit.

The AHD Program is funded through the Uptown TIRZ Series 2021 Affordable Homes Fund allocation to large tract development. The AHD Program Guidelines provide specific processes and procedures for administering the AHD Program, including application, resiliency construction standards and project eligibility requirements, underwriting criteria, funding requirements, standards, closeout and monitoring, and complaint and appeals processes. The City will administer the AHD Program in accordance with the program guidelines.

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on July 27, 2021 and again on November 15, 2022.

Keith Bynam, Director

Prior Council Action:

05/05/2021 (O) 2021-354; 9/1/2021 (O) 2021-756; 10/16/2021 (O) 2021-973

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/16/2022

District: B

Item Creation Date: 10/28/2022

HCD22-90

Fifth Ward Community Redevelopment Corporation

Agenda Item: IV.b.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and Fifth Ward Community Redevelopment Corporation to provide a forgivable loan of up to \$4,898,715.00 in Uptown TIRZ Series 2021 Affordable Homes Funds, for a single-family development to be located at 3400 Linn Street & 4721 Market Street. This project will be administered by HCD Department's Large Tract Division's Affordable Home Development Program (AHDP) with the aim of increasing affordable single-family homeownership opportunities for households earning 60% to 120% of the Area Median Income (AMI).

The vacant land must undergo horizontal and vertical construction to prepare the lots for the new construction. Fifth Ward Community Redevelopment Corporation will build 73 single-family homes which include 44 homes targeting households whose income is 60% to 120% AMI. The remaining 29 properties will be market-rate homes. The development's home designs are two, three, and four-bedroom single-family detached homes.

The loan agreement is a maximum of two years, beginning from the counter signature date of the agreement until all 44 homes have been sold to households whose income are 60-120% AMI. The loan agreement is non-amortizing. The affordability period per affordable home will be five years, commencing when the sale and City loan to the homebuyer has closed. The City's Deed of Trust is to be fully released upon closing the sales of 44 affordable homes and closing the respective City loans to homebuyers. Partial releases of the City's Deed of Trust securing the construction loan will be given for lots as the lots are sold.

This project is aligned with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

Sources	Amount	Uses	Amount
TIRZ – Bond (COH HCD)	\$4,898,715.00	Land Acquisition	\$1,840,000.00
Home Sales	\$18,150,000.00	Site Work	\$4,521,877.00
Other (TIRZ 18)	\$465,240.00	Hard Construction Costs	\$14,892,000.00
		Soft Cost	\$618,550.00
		Hard Cost Contingencies	\$455,870.00
		Soft Cost Contingencies	\$1,185,658.00
Total	\$23,513,955.00	Estimated Total	\$23,513,955.00

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Prior Council Action:

01/06/2021 (O) 2021-17; 05/05/2021 (O) 2021-354; 09/01/2021 (O) 2021-756; 11/10/2021 (O) 2021-973

Amount of Funding:

\$4,898,715.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/16/2022

District: D

Item Creation Date: 10/4/2022

HCD22-92

Horizon Residential Communities, LLC.

Agenda Item: IV.c.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Horizon Residential Communities, LLC, joined by Horizon Heights, LLC, providing a forgivable loan of up to \$5,602,794.00 in Uptown TIRZ Series 2021 Affordable Homes Funds, to finance the construction of single-family development to be located at 5003 Almeda Genoa, Houston, Texas 77048. This project will be administered by HCD's Large Tract Division's Affordable Home Development Program (AHDP) with the aim of increasing affordable single-family homeownership opportunities for households earning 60% to 120% of the Area Median Income (AMI).

The vacant land must undergo horizontal and vertical construction to prepare the lots for the new construction. Horizon Residential Communities, LLC will build 91 single-family homes which include 60 homes targeting households whose income is 90-120% AMI. The remaining 31 properties will be market-rate homes. The development's home designs are three-bedroom single-family detached homes.

The loan agreement is a maximum of two years, beginning from the counter signature date of the agreement until all 60 homes have been sold to households whose income are 90-120% AMI. The loan agreement is non-amortizing throughout the construction period. The affordability period per affordable home will be five years, commencing when the sale and City loan to the homebuyer has closed. The City's Deed of Trust is to be fully released upon closing the sales of 60 affordable homes and closing the respective City loans to homebuyers. Partial releases of the City's Deed of Trust securing the construction loan will be given for lots as the lots are sold.

This project is aligned with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

Sources	Amount	Uses	Amount
TIRZ – Bond (COH HCD)	\$5,602,794.00	Land Acquisition	\$2,153,822.00
Home Sales	\$15,763,607.00	Lot Development	\$2,349,624.00
Owner's Equity	\$2,333,925.00	Hard Construction Costs	\$16,317,369.00
		Soft Cost	\$2,879,511.00
Total	\$23,700,326.00	Estimated Total	\$23,700,326.00

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on November 15, 2022.

Keith W. Bynam, Director

Prior Council Action:

05/05/2021 (O) 2021-354; 09/01/2021 (O) 2021-756; 11/10/2021 (O) 2021-973

Amount of Funding:

\$5,602,794.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson,
(832) 394-6307