



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

Tuesday, March 21, 2023, at 10:00 a.m.
City Hall Council Chamber
901 Bagby, 2nd Floor, Houston, Texas 77002

<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/Attendance

II. Planning and Grant Reporting

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing the submission of the 2023 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), for a total of \$52,387,425.00 in federal entitlement funds including: CDBG, HOME HOPWA, and ESG program grants, and \$281,336.00 in Program Income, to benefit income-eligible residents during HUD Program Year 2023 (July 1, 2023 – June 30, 2024); and the execution of the Agreements between the City of Houston and HUD for the entitlement grants, forms and documents by the Mayor, or the Mayor’s designee. (All Districts)

Keith W. Bynam, Director
Derek Sellers, Deputy Director

III. Affordable Home Development Program (Large Tract)

- a. HCD recommends Council approval of an Ordinance authorizing an Interlocal Agreement between the City of Houston and the Gulfgate Redevelopment Authority (TIRZ 8) appropriating a total of \$6,000,000.00 of Uptown TIRZ Series 2021 Affordable Homes Funds for the construction of a sanitary sewer trunkline on Madden Road between Mykawa Road and Martindale Road, also known as the “Madden Lane Reconstruction” project. (District D)
- b. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and Cole Klein Builders (Cole Klein) providing a non-amortizing, forgivable loan of \$3,100,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds to finance the infrastructure for three single-family developments to be located in North and Southeast Houston. (Districts D, H)
- c. HCD recommends Council approval of an Ordinance authorizing an Interlocal Agreement between the City of Houston and the Midtown Redevelopment Authority (TIRZ 2) appropriating a total of \$705,000.00 of Uptown TIRZ Series 2021 Affordable Homes Funds for the infrastructure costs for scattered lot development of affordable single-family homes. (District D)
- d. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and Houston Business Development Inc. providing a non-amortizing, forgivable loan of \$2,444,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds to finance the infrastructure for a

single-family development to be located at 5107 Brown Croft Street and 5808 Schroeder Road, Houston, Texas 77021 in the Greater OST/South Union neighborhood. (District D)

- e. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and Cityside Homes, LLC. (Cityside) providing a non-amortizing, forgivable loan of \$5,200,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds. The loan proceeds will provide homebuyer assistance that will buy down the purchase price for low-to-median income Homebuyers at 44 Dipping Lane, Houston, Texas 77076 and 1000 Patton Street, Houston, Texas 77009, in Northside Houston. (District H)
- f. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and Sullivan Brothers Builders, Ltd. providing a forgivable loan of \$2,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds. The loan proceeds will provide homebuyer assistance that will buy down the purchase price for low-to-median income Homebuyers at 11804 Beachberry Street, Houston, Texas 77034. (District E)
- g. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston and George E. Johnson Development, Inc. providing a non-amortizing forgivable loan of up to \$1,777,982.00 in Uptown TIRZ Series 2021 Affordable Homes Funds, to finance the infrastructure for a single-family development to be located at 3330 Simsbrook Drive. (District K)

Keith W. Bynam, Director
Olivia Bush, Division Manager

IV. Public Services

- a. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston, providing up to \$1,124,428.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to administer a program that provides (1) Tenant Based Rental Assistance; (2) Short-Term Rent, Mortgage, Utility Assistance; (3) Permanent Housing Placement Services; and (4) Supportive Services, to a minimum of 150 HOPWA eligible households living with HIV/AIDS. (All Districts)
- b. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and The Women's Home providing up to \$307,776.00 in HOPWA funds to administer the WholeLife Collaborative program which will provide supportive services and case management to a minimum of 50 unduplicated HOPWA eligible households living with HIV/AIDS. (District A)
- c. HCD recommends Council approval of an Ordinance authorizing a Third Amendment to the Subrecipient Agreement between the City of Houston and the Houston Housing Authority (HHA), extending the terms of the Agreement and providing an additional \$239,214.36 in Emergency Solutions Grant (ESG) funds, for the administration and operation of the COVID-19 financial assistance program provided by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to serve a minimum of 1,100 low to moderate income households. (All Districts)

Keith W. Bynam, Director
Melody Barr, Deputy Assistant Director

V. Homeowner Assistance Program

HCD recommends Council approval of an Ordinance authorizing and adopting a form of Amendment to the Harvey Homeowner Assistance Program (HoAP) legal documents. The legal documents require an amendment and modification to the Forgivable Loan Agreement (FLA) and Promissory Note. (All Districts)

Keith W. Bynam, Director
Jamila Glover, Division Manager

VI. Director's Comments, Keith W. Bynam, Director

VII. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/19/2023

District ALL

Item Creation Date: 3/1/2023

HCD23-38

Authorizing Submission of the 2023 Annual Action Plan

Agenda Item: II.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing the following:

- 1) The submission of the 2023 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), which includes an application for the following entitlement grants to be received from HUD: Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Housing Opportunities for Persons with AIDS Grant (HOPWA), and Emergency Solutions Grants (ESG) program funds. The application estimates a total of \$52,387,425.00 in federal funds, including \$281,336.00 in Program Income, to benefit income-eligible residents during HUD Program Year 2023 (July 1, 2023 – June 30, 2024);
- 2) The execution of the Agreements between the City of Houston (City) and HUD for the entitlement grants by the Mayor, or the Mayor’s designee; and
- 3) The execution of related forms and documents for the entitlement grants by the Mayor, or the Mayor’s designee.

Funding priorities include affordable home development, supportive services, infrastructure and neighborhood facilities, and economic development. The goal of the Annual Action Plan is to promote strategies that 1) Preserve and expand the supply of affordable housing, 2) Expand homeownership opportunities, 3) Provide assistance to persons affected by HIV/AIDS, 4) Reduce homelessness, 5) Improve quality of life, 6) Revitalize communities, 7) Promote health and safety, 8) Foster community economic development, and 9) Promote fair housing.

The format and information presented in the 2023 Annual Action Plan are based on federal guidance and requirements. The 2023 Annual Action Plan is the third Annual Action Plan of the 2020-2024 Consolidated Plan. HCD recommends that the City’s allocation of \$24,998,193.00 (\$24,840,800.00 in CDBG funds and \$157,393.00 in projected Program Income) be distributed among the following categories:

Community Development Block Grant		
Public Services (Homeless, Social Services, Youth, Special Needs, Elderly)	\$ 3,692,169.00	14.7%
ESG Match	\$ 500,000.00	2.0%
Public Facilities	\$ 5,014,832.00	20.1%
Home Repair	\$ 5,324,615.00	21.3%
Homeownership Assistance	\$ 2,049,783.00	8.2%
Lead-Based Paint	\$ 192,167.00	0.8%
Economic Development	\$ 500,000.00	2.0%
Code Enforcement	\$ 2,724,989.00	10.9%
Program Administration	\$ 4,999,638.00	20.0%
TOTAL	\$24,998,193.00	100.0%

HCD recommends that the City's allocation of \$11,966,052.00 (\$11,699,487.00 in HOME funds and \$123,943.00 of projected Program Income) be distributed among the following categories:

HOME Investment Partnerships Grant		
Multifamily Acquisition/Rehabilitation/New Construction/Relocation/Project Delivery	\$ 8,643,130.00	72.2%
Single-Family Acquisition/Rehabilitation/New Construction/Relocation/Project Delivery	\$ 2,126,317.00	17.8%
Program Administration	\$ 1,196,605.00	10.0%
Total	\$11,966,052.00	100.0%

HCD recommends the City's allocation of \$13,293,296.00 in HOPWA activities for the 2023-2024 Program Year be distributed among the following categories:

Housing Opportunities for Persons with AIDS Grant		
Operating Costs	\$ 1,708,896.00	12.9%
Supportive Services	\$ 2,278,528.00	17.1%
Project or Tenant-based Rental Assistance	\$ 5,126,688.00	38.6%
Short-Term, Rent, Mortgage & Utility Assistance	\$ 2,982,902.00	22.4%
Resource Identification/Technical Assistance/Housing Information	\$ 227,853.00	1.7%
Grantee Administration	\$ 398,798.00	3.0%
Sponsor Administration	\$ 569,631.00	4.3%
TOTAL	\$13,293,296.00	100.0%

HCDD recommends the City's allocation of \$2,129,884.00 in ESG activities for the 2023-2024 Program Year be distributed among the following categories:

Emergency Solutions Grant		
Homeless Management Information Systems (HMIS)	\$ 85,313.00	4.0%
Emergency Shelter	\$ 1,012,328.00	47.5%
Homeless Prevention	\$ 366,339.00	17.2%
Rapid Re-Housing	\$ 506,164.00	23.8%
Administration	\$ 159,740.00	7.5%
TOTAL	\$ 2,129,884.00	100.0%

HCD solicited public input in the development of the 2023 Annual Action Plan. HCD also developed and distributed written information on these federal grants and sponsored four public hearings (two in the fall and two in the spring).

As stipulated by federal regulations and in conformity with the Citizen Participation Plan, residents had 30 days to comment on the proposed 2023 Annual Action Plan before it is approved by City Council. The 30-day review period extended from March 14, 2023 through April 13, 2023.

No fiscal note is required for grant items. This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

Keith W. Bynam, Director

Amount of Funding

\$ 52,387,425.00 (to be received) – Federal Government – Grant Fund – (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 04/05/2023

District: D

Item Creation Date: 3/1/2023

HCD23-43

Gulfgate Redevelopment Authority (TIRZ 8)

Interlocal Agreement

Agenda Item: III.a.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Interlocal Agreement between the City of Houston (City) and the Gulfgate Redevelopment Authority (TIRZ 8) appropriating a total of \$6,000,000.00 of Uptown TIRZ Funds for the construction of a sanitary sewer trunkline on Madden Road between Mykawa Road and Martindale Road, also known as the “Madden Lane Reconstruction” project.

Under the Large Tract Development Division’s Affordable Home Development Program, the Interlocal Agreement will authorize TIRZ 8 to design and construct the sanitary sewer trunkline. The total estimated construction costs are \$12,758,331.73 which includes mobility, drainage, sanitary sewer, sidewalks, and landscaping. HCD’s contribution to the Madden Lane Reconstruction Project is necessary for the development of 1,235 affordable homes. 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 between 60% and 120% of the Area Median Income (AMI).

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

Development	Developer/Builder	Affordable Homes
Peluda/El Tesoro	LGI Homes Texas LLC	793
Pineapple Square	Texas Group Land & Development	81
Webercrest Heights	Meritage Homes	121
Zuri Gardens & Garver Gardens	Cole Klein/DR Horton	240
Total		1,235

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

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; 01/25/21 (O) 2023-60

Amount of Funding:

\$6,000,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 04/05/2023

District: D & B

Item Creation Date: 3/1/2023

HCD23-31

Garver Gardens, Zuri Gardens & Tintera Terrace Agreement

Agenda Item: III.b.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Cole Klein Builders (Cole Klein) providing a non-amortizing, forgivable loan of \$3,100,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds (Fund 2430) to finance the infrastructure for three single-family developments to be located North and Southeast Houston. 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 between 60% and 120% of the Area Median Income (AMI).

Cole Klein Builders will oversee the horizontal and vertical construction necessary to prepare the lots for the new construction of 302 single-family homes: 250 affordable homes and 52 market rate homes.

Cole Klein will oversee the development of Garver Gardens and Zuri Gardens located at the intersections of Martindale Road and Carson Road and Madden Lane and Carson Road in Southeast Houston. In addition, Cole Klein is developing Tintera Terrace located at 1502 & 1514 W. Little York Road, Houston, Texas 77091 in North Houston.

Development	Neighborhood	Total Homes	Affordable Homes	Target AMI Levels	Unit Mix	Sales Price
Garver Gardens	Gulfgate/Hobby Area	200	160	70% - 120%	3-4 bedrooms	\$259K- \$359K
Zuri Gardens (Tiny House Community)	Gulfgate/Hobby Area	80	80	70% - 120%	1-2 Bedrooms	\$169K - \$250K
Tintera Terrace	Acres Homes	22	10	80% - 120%	3 bedrooms	\$190- \$333K
Total		302	250			

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

Garver Gardens

Sources	Amount	Uses	Amount
Uptown TIRZ - Series 2021 (Fund 2430)	\$1,063,435.97	Land Acquisition	\$5,820,000.00
City of Houston - DPC (HPW)	\$2,168,097.13	Site Work	\$5,929,134.72
TIRZ 8 Reimbursement	\$1,507,409.15	Hard Construction Costs	\$12,449,134.72
MUD 8 Reimbursement	\$4,500,908.64	Soft Costs	\$1,670,000.00
Home Sales	\$16,628,418.55		
Total	\$25,868,269.44	Estimated Total	\$25,868,269.44

Zuri Gardens (Tiny Homes)

Sources	Amount	Uses	Amount
Uptown TIRZ - Series 2021 (Fund 2430)	\$1,836,564.03	Land Acquisition	\$2,972,969.73
City of Houston - DPC (HPW)	\$1,066,035.02	Site Work	\$2,957,094.00
TIRZ 8 Reimbursement	\$1,836,564.00	Hard Construction Costs	\$10,662,750.00
Home Sales	\$13,777,400.68	Soft Costs	\$1,923,750.00
Total	\$18,516,563.73	Estimated Total	\$18,516,563.73

Tinera Terrace

Sources	Amount	Uses	Amount
Uptown TIRZ - Series 2021 (Fund 2430)	\$200,000.00	Land Acquisition	\$341,000.00
City of Houston - DPC (HPW)	\$300,000.00	Site Work	\$1,452,000.00
Home Sales	\$6,298,305.00	Hard Construction Costs	\$3,623,900.00
		Soft Costs	\$1,381,405.00
Total	\$6,798,305.00	Estimated Total	\$6,798,305.00

No fiscal note is required on grant items.

The Housing and Community Affairs Committee reviewed this item on March 21, 2023.

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:

\$2,750,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 04/05/2023

District: D

Item Creation Date: 3/1/2023

HCD23-42

Midtown Redevelopment Authority (TIRZ 2) Interlocal Agreement

Agenda Item: III.c.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Interlocal Agreement between the City of Houston (City) and the Midtown Redevelopment Authority (TIRZ 2) appropriating a total of \$705,000.00 of Uptown TIRZ Funds for the infrastructure costs for scattered lot development of affordable single-family homes.

Under the Large Tract Development Division’s Affordable Home Development Program, the Interlocal Agreement will authorize the Midtown TIRZ to reimburse the private infrastructure costs associated with the infill development of scattered lots throughout the Third Ward and Greater South Union neighborhood. Developers will be reimbursed up to \$15,000.00 per lot. HCD’s contribution to the “MRA/CCPPI Southeast Houston Affordable Housing Initiative” is necessary for the development of forty-seven (47) affordable homes. 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 between 60% and 120% of the Area Median Income (AMI).

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

Neighborhood	Developer/Builder	Affordable Homes	Reimbursement Amount
Third Ward	Change Happens	10	\$150,000
Third Ward	Mors Development Partners	9	\$135,000
Third Ward	Boynton Houston CDC	15	\$225,000
Third Ward	Herbert Stroman Foundation Homes	8	\$120,000
Third Ward/Greater South Union	CR Design Build	5	\$75,000
Total		47	\$705,000

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

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; 01/25/23 (O) 2023-60

Amount of Funding:

\$705,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 04/05/2023

District: D

Item Creation Date: 2/16/2023

HCD23-30

Brown Croft Townhomes & Schroeder Townhomes Agreement

Agenda Item: III.d.

Background:

The Housing and Community Development (HCD) recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Houston Business Development Inc. providing a non-amortizing, forgivable loan of \$2,444,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds to finance the infrastructure for a single-family development to be located at 5107 Brown Croft Street and 5808 Schroeder Road, Houston, Texas 77021 in Greater OST/South Union neighborhood. 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 between 60% and 120% of the Area Median Income (AMI).

The Houston Business Development Inc. will oversee the horizontal and vertical construction necessary to prepare the lots for the new construction of 47 single-family homes: 42 affordable homes and 5 market rate homes. The developer's home designs are three-bedroom single family townhomes that will be targeted to homebuyers at 80% to 120% AMI. The price point for the affordable homes range between \$227,000.00 and \$300,000.00. Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 42 affordable homes.

The affordability period per each home will be four years, commencing when the sale to the homebuyer has closed. The City's Deed of Trust with the homebuyer is to be fully released upon the expiration of the affordability period.

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)	\$2,444,000.00	Land Acquisition	\$0
Line of Credit	\$11,380,862.00	Site Work	\$2,444,000.00
Land Subsidy	\$0	Hard Construction Costs	\$9,087,591.00
		Soft Cost	\$2,293,271.00
Total	\$13,824,862.00	Estimated Total	\$13,824,862.00

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

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:

\$2,444,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 04/05/2023

District: H

Item Creation Date: 3/1/2023

HCD23-29

Fulton Crossing and Erin Park Agreement

Agenda Item: III.e.

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 Cityside Homes, LLC. (Cityside) providing a non-amortizing, forgivable loan of \$5,200,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds. The loan proceeds will provide reimbursement for construction-related expenses such as soft costs, infrastructure, and vertical home construction at 44 Dipping Lane, Houston, Texas 77076, and 1000 Patton Street, Houston, Texas 77009, in Northside Houston. This project will be administered by the Large Tract Development Division of HCD under the Affordable Home Development Program (AHDP). The Program’s goal is to increase affordable single-family homeownership opportunities for households earning between 60% and 120% of the Area Median Income (AMI).

Cityside Homes LLC. will oversee the horizontal and vertical construction necessary for the new construction of 59 single-family homes, including 40 affordable homes and 19 market-rate homes. The developer’s home designs are three-bedroom single-family townhomes that will be targeted to affordable homebuyers at a sales price range of \$184,990-\$214,990 at 80%-100% AMI. Partial releases of the City’s Deed of Trust with the developer will be fully executed upon closing the individual sales of the 40 affordable homes.

The affordability period per affordable home will be four years, commencing when the sale to the homebuyer has closed. The City’s Deed of Trust with the homebuyer is to be fully released upon the expiration of the affordability period.

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

Fulton Crossing

Sources	Amount	Uses	Amount
TIRZ – Bond (COH HCD)	\$3,510,000.000	Land Acquisition	\$690,000.00
Developer Funds	\$7,405,009.00	Site Work	\$1,567,200.00
		Hard Construction Costs	\$6,358,489.00
		Soft Cost	\$1,939,320.00
Total	\$10,555,009.00	Estimated Total	\$10,555,009.00

Lot Number	Address	Floorplan	Square Footage	Affordable or Market Value	Market Sale Price	AHDP Subsidy	Net Sale Price
1	9815 Fulton Park Lane	9215	1,496	Affordable	319,990	-130,000	184,990
2	9813 Fulton Park Lane	9289	1,396	Affordable	314,990	-130,000	184,990
3	9811 Fulton Park Lane	9215	1,496	Affordable	319,990	-130,000	184,990
4	9809 Fulton Park Lane	9289	1,396	Affordable	314,990	-130,000	184,990
5	9807 Fulton Park Lane	9215	1,496	Affordable	319,990	-130,000	184,990
6	9805 Fulton Park Lane	9289	1,396	Affordable	314,990	-130,000	184,990
7	9803 Fulton Park Lane	9285	1,624	Market	339,990		339,990
8	2 Fulton Row Lane	9275	1,468	Affordable	329,990	-130,000	199,990
9	4 Fulton Row Lane	9275	1,468	Affordable	329,990	-130,000	199,990
10	6 Fulton Row Lane	9275	1,468	Market	329,990		329,990
11	8 Fulton Row Lane	9275	1,468	Affordable	329,990	-130,000	199,990
12	10 Fulton Row Lane	9275	1,468	Affordable	329,990	-130,000	199,990
13	12 Fulton Row Lane	9275	1,468	Affordable	329,990	-130,000	199,990
14	14 Fulton Row Lane	9275	1,468	Affordable	329,990	-130,000	199,990
15	16 Fulton Row Lane	9275	1,468	Market	329,990		329,990
16	18 Fulton Row Lane	9275	1,468	Affordable	329,990	-130,000	199,990
17	20 Fulton Row Lane	9275	1,468	Affordable	329,990	-130,000	199,990
18	17 Fulton Row Lane	9236	1,748	Market	349,990		349,990
19	13 Fulton Row Lane	9236	1,748	Market	349,990		349,990
20	9802 Fulton Park Lane	9215	1,496	Affordable	319,990	-130,000	189,990
21	9804 Fulton Park Lane	9289	1,396	Affordable	314,990	-130,000	184,990
22	9806 Fulton Park Lane	9289	1,396	Affordable	314,990	-130,000	184,990
23	9808 Fulton Park Lane	9215	1,496	Affordable	319,990	-130,000	189,990
24	9810 Fulton Park Lane	9289	1,396	Affordable	314,990	-130,000	184,990
25	9812 Fulton Park Lane	9215	1,496	Market	319,990		319,990
26	44 Dipping Lane	9215	1,496	Market	319,990		319,990
27	46 Dipping Lane	9289	1,396	Affordable	314,990	-130,000	184,990
28	48 Dipping Lane	9215	1,496	Affordable	319,990	-130,000	189,990
29	50 Dipping Lane	9289	1,396	Affordable	314,990	-130,000	184,990
30	52 Dipping Lane	9215	1,496	Affordable	319,990	-130,000	189,990
31	54 Dipping Lane	9289	1,396	Affordable	314,990	-130,000	184,990
32	56 Dipping Lane	9215	1,496	Affordable	319,990	-130,000	189,990
33	58 Dipping Lane	9289	1,396	Market	314,990		314,990
34	60 Dipping Lane	9215	1,496	Affordable	319,990	-130,000	189,990
35	62 Dipping Lane	9289	1,396	Affordable	314,990	-130,000	184,990
36	64 Dipping Lane	9215	1,496	Market	319,990		319,990
TOTALS					\$11,644,640.00	-\$3,510,000.00	\$8,134,640.00

Erin Park

Sources	Amount	Uses	Amount
TIRZ – Bond (COH HCD)	\$1,690,000.00	Land Acquisition	\$1,860,010.00
Developer Funds	\$5,674,962.00	Hard Construction Costs	\$4,219,942.00
		Soft Cost	\$1,285,010.00
Total	\$7,364,962.00	Estimated Total	\$7,364,962.00

Lot Number	Address	Floorplan	Square Footage	Affordable or Market Value	Market Sale Price	AHDP Subsidy	Net Sale Price
1	1013A Erin Street	9215	1,496	Market	349,990		349,990
2	1013B Erin Street	9289	1,396	Affordable	344,990	-130,000	214,990
3	1013C Erin Street	9215	1,496	Affordable	349,990	-130,000	214,990
4	1013D Erin Street	9289	1,396	Affordable	344,990	-130,000	214,990
5	1013E Erin Street	9215	1,496	Affordable	349,990	-130,000	214,990
6	1013F Erin Street	9289	1,396	Affordable	344,990	-130,000	214,990
7	1013G Erin Street	9215	1,496	Market	349,990		349,990
8	1013H Erin Street	9289	1,396	Affordable	344,990	-130,000	214,990
9	1013I Erin Street	9215	1,496	Affordable	349,990	-130,000	214,990
10	1013J Erin Street	9289	1,396	Affordable	344,990	-130,000	214,990
11	1013K Erin Street	9215	1,496	Affordable	349,990	-130,000	214,990
12	1013L Erin Street	9275	1,468	Market	354,990		354,990
13	1013M Erin Street	9275	1,468	Affordable	354,990	-130,000	214,990
14	1013N Erin Street	9215	1,496	Market	349,990		349,990
15	1013O Erin Street	9289	1,396	Affordable	344,990	-130,000	214,990
16	1013P Erin Street	9289	1,396	Affordable	344,990	-130,000	214,990
17	1013Q Erin Street	9289	1,396	Affordable	344,990	-130,000	214,990
18	1013R Erin Street	9366	1,978	Market	389,990		389,990
19	1013S Erin Street	9366	1,978	Market	389,990		389,990
20	1013T Erin Street	9366	1,978	Market	389,990		389,990
21	1013U Erin Street	9366	1,978	Market	389,990		389,990
22	1013V Erin Street	9366	1,978	Market	389,990		389,990
23	1013W Erin Street	9366	1,978	Market	389,990		389,990
TOTALS					\$8,259,770.00	-\$1,690,000.00	\$6,569,770.00

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

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:

\$5,200,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 04/05/2023

District: E

Item Creation Date: 2/16/2023

HCD23-28

Tierra Vista Agreement

Agenda Item: III.f.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Sullivan Brothers Builders, Ltd. providing a Forgivable Loan of \$2,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds. The loan proceeds will provide reimbursement for construction-related expenses such as soft costs, infrastructure, and vertical home construction at 11804 Beachberry Street, Houston, Texas 77034, in Southeast Houston near I-45 and the Sam Houston Tollway. 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 between 60% and 120% of the Area Median Income (AMI).

Sullivan Brothers Builders will oversee the horizontal and vertical construction necessary to prepare the lots for the new construction of 75 single-family homes, including 40 affordable homes and 35 market-rate homes. The development's home designs have a mix of three- and four-bedroom single-family detached homes that will be targeted to homebuyers at 80% to 120% AMI. The price point for the 40 affordable homes range between \$227,000.00 and \$300,000.00. Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 40 affordable homes.

The affordability period per affordable home will be four years, commencing when the sale to the homebuyer has closed. The City's Deed of Trust with the homebuyer is to be fully released upon the expiration of the affordability period.

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)	\$2,000,000.00	Land Acquisition	\$945,500.00
Developer Financing	\$20,746,991.00	Site Work	\$1,828,645.00
City of Houston-DPC (HPW)	\$410,274.00	Hard Construction Costs	\$15,385,750.00
		Soft Cost	\$4,997,370.00
Total	\$23,157,265.00	Estimated Total	\$23,157,265.00

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

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:

\$2,000,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 04/05/2023

District: K

Item Creation Date: 10/4/2022

HCD22-80

Simsbrook Village Agreement

Agenda Item: III.g.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and George E. Johnson Development, Inc. providing a non-amortizing forgivable loan of up to \$1,777,982.00 in Uptown TIRZ Series 2021 Affordable Homes Funds, to finance the infrastructure for a single-family development to be located at 3330 Simsbrook Drive. 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).

George E. Johnson Development, Inc. will oversee the horizontal and vertical construction necessary to prepare the lots for the new construction of 70 affordable single-family homes: 69 affordable homes and one market rate home. The development's home designs are three-bedroom single-family detached homes that will be targeted to homebuyers at 90% to 120% AMI. The price point for the 69 affordable homes will range between \$227,000.00 and \$300,000.00. The loan term is to be a maximum of two years, beginning from countersignature date of the loan agreement to the completed sale of the last affordable home. Partial releases of the City's Deed of Trust with the developer will be fully executed upon closing the individual sales of the 69 affordable homes.

The affordability period per affordable home will be four 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 69 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)	\$1,777,982.00	Land Acquisition	\$1,950,000.00
Home Sales	\$4,200,000.00	Site Work	\$1,237,250.00
Other (TIRZ 9)	\$1,683,000.00	Hard Construction Costs	\$3,583,230.00
		Soft Cost	\$618,550.00
		Hard Cost Contingencies	\$241,024.00
		Soft Cost Contingencies	\$30,928.00
Total	\$7,660,982.00	Estimated Total	\$7,660,982.00

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

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:

\$1,777,982.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/19/2023

District: ALL

Item Creation Date: 2/17/2023

HCD23-33

Catholic Charities of the Archdiocese of Galveston-Houston

Housing Opportunities for Persons with AIDS (HOPWA)

Agenda Item: IV.a.

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 Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities), providing up to \$1,124,428.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to administer a program that provides (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utility Assistance (STRMU); (3) Permanent Housing Placement Services (PHPS); and (4) Supportive Services, to a minimum of 150 HOPWA eligible households living with HIV/AIDS.

Housing assistance to the 150 eligible households will be provided as follows: (1) TBRA to 45 households, (2) STRMU to 85 households, and (3) PHPS to 20 households. Supportive Services include PHPS and case management to promote housing stability and access to care and/or related services.

Category	Amount	Percent
Tenant-Based Rental Assistance	\$443,729.00	39.46%
Short-Term Rent, Mortgage, and Utility Assistance	\$395,291.00	35.16%
Supportive Services	\$200,361.00	17.82%
Administrative	\$70,047.00	6.23%
Permanent Housing Placement Services	\$15,000.00	1.33%
Total	\$1,124,428.00	100.00%

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in September 2022 with the option to renew in up to a one-year increment at the City’s discretion. Catholic Charities was one of the selected agencies. This Agreement would begin June 1, 2023, and will provide funding through May 31, 2024.

Catholic Charities has received funding through various agreements with the City since 2003 and had no findings on the last compliance monitoring.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

Keith W. Bynam, Director

Amount of Funding:

\$1,124,428.00 Federal Government – Grant Funded (5000)

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/19/2023

District: A

Item Creation Date: 2/17/2023

HCD23-27

The Women’s Home

Housing Opportunities for Persons with AIDS (HOPWA)

Agenda Item: IV.b.

Background:

Housing and Community Development (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and The Women’s Home providing up to \$307,776.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds to administer the WholeLife Collaborative program which will provide supportive services and case management to a minimum of 50 unduplicated HOPWA eligible households living with HIV/AIDS.

Supportive Services include substance use treatment, long-term recovery supports, mental health counseling, basic needs assistance, adult education, and case management to promote housing stability and access to care and/or related services. The assisted households will further their wellness and long-term resiliency goals resulting in improved housing stability and overall health.

Category	Amount	Percent
Supportive Services	\$286,250.00	93.01%
Administrative	\$21,526.00	6.99%
Total	\$307,776.00	100.00%

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in September 2022 with the option to renew in up to a one-year increment at the City’s discretion. The Women’s Home was one of the selected agencies. This agreement will be the agency’s first allocation of HOPWA funding and the term would begin June 1, 2023 and provide funding through May 31, 2024.

The Women’s Home has received funding through various agreements with the City since 2000 and had no findings on the last compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

Keith W. Bynam, Director

Amount of Funding:

\$307,776.00 Federal Government – Grant Funded (5000)

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/5/2023

District All

Item Creation Date: 3/3/2023

HCD23-41

Houston Housing Authority Third Amendment

Emergency Solutions Grant

Agenda Item: IV.c.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Third Amendment to the Subrecipient Agreement between the City of Houston (City) and the Houston Housing Authority (HHA), extending the terms of the Agreement and providing an additional \$239,214.36 in Emergency Solutions Grant (ESG) funds, for the administration and operation of the COVID-19 financial assistance program provided by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) where assistance will be provided to a minimum of 1,100 low to moderate income households throughout the Agreement term.

Assistance provided to households facing homelessness due to the impact of COVID-19 is through direct rental and utility assistance, depending on specific household needs. Entry into this program is through The Way Home's COVID Cares Housing Program (CCHP).

The initial Agreement and subsequent amendments have allocated \$1,213,726.00 in Community Development Block Grant – CARES Act (CDBG-CV), \$6,665,016.00 in Emergency Solutions Grant – CARES Act (ESG-CV), and \$8,000,000.00 in HOME Investment Partnership Program – Tenant Based Rental Assistance (HOME-TBRA) funding. This Amendment would provide ESG funding that would be expended prior to May 31, 2023 to comply with regulatory requirements.

Category	Amount	Percent
Rapid Rehousing	\$239,214.36	100.00%
Total	\$239,214.36	100.00%

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19). HHA was selected, through an emergency collaboration and procurement process, as the entity to administer and operate the direct financial assistance portion of The Way Home CCHP. The Way Home, also known as the local homeless response system, is made up of multiple partners, including the City, where The Coalition for the Homeless of Houston/Harris County is the lead agency.

The initial agreement began July 15, 2020 and was extended through two subsequent amendments to September 30, 2023. This amendment would extend the agreement term through March 31, 2024. As of January 2023, HHA has expended 78% of their funding and served 85% of their client goal. No findings were reported by Compliance and Monitoring during the 2022 monitoring period.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on March 21, 2023.

Keith W. Bynam, Director

Amount of Funding:

\$239,214.36 Federal Government – Grant Fund (5000)

Prior Council Action:

7/1/2020 (O) 2020-585; 12/8/2020 (O) 2020-1037, 1/5/2022 (O) 2022-15

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/22/2023

District ALL

Item Creation Date: 2/23/2023

HCD23-37

CDBG-DR17 Homeowner Assistance Program (HoAP)

Legal Documents Revision

Agenda Item: V.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing and adopting a form of amendment to the Harvey Homeowner Assistance Program (HoAP) legal documents.

The legal documents require an amendment and modification to the Forgivable Loan Agreement (FLA) and Promissory Note. Revised documents include total project costs and total project cost by funding source (CDBG-DR 17 and TIRZ).

No fiscal note is required on grant items.

This item was presented to the Housing and Community Affairs Committee Chair by the HCD Director on March 8, 2023.

Keith W. Bynam, Director

Prior Council Action:

01/09/2019 (O) 2019-0020; 03/27/2019 (O) 2019-0265;

05/12/2020 (O) 2020-0408; 02/09/2021 (O) 20210108;

11/09/2022 (O) 2022-878

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