



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, April 18, 2023, at 10:00 a.m.

Council Chambers

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 Action Plan for Disaster Recovery – 2021 Winter Storm to the U.S. Department of Housing and Urban Development (HUD), to receive \$50,095,000.00 in Community Development Block Grant-Disaster Recovery 2021 (CDBG-DR21) funds for long-term recovery from the 2021 Winter Storm and for mitigation activities that reduce the risks of future disaster events. (All Districts)

Keith W. Bynam, Director

Derek Sellers, Deputy Director

III. Public Services

- a. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and The Montrose Center (Montrose), providing up to \$2,455,000.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a project 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 for 265 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 (City) and Brentwood Economic Community Development Corporation, dba Brentwood Community Foundation (BCF), providing up to \$886,636.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the administration and operation of a community residence and program that operates transitional housing; Short-Term Rent, Mortgage, and Utility Assistance (STRMU); and Supportive Services to approximately 318 HOPWA eligible households living with HIV/AIDS. (District K)
- c. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and A Caring Safe Place, Inc. (ACSP), providing up to \$1,049,048.20 in Housing Opportunities for Persons with AIDS (HOPWA) funds to administer and operate a transitional housing facility and a permanent supportive housing facility along with case management and other Supportive Services to serve a total of forty-five (45) eligible, male households impacted by HIV/AIDS. (All Districts)
- d. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Fundacion Latinoamericana de Accion Social, Inc. (FLAS), providing up to \$1,074,182.53 in Housing Opportunities for Persons with AIDS (HOPWA) funds to administer a program that will serve a total of 140 eligible households affected by HIV/AIDS consisting of 28 households receiving Tenant-Based Rental Assistance (TBRA) and 140 households provided with Supportive Services. (District J)

- e. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Bread of Life, Inc. (BOL), providing up to \$2,054,861.69 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a project 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 for 112 low-income households in which one or more members are living with HIV/AIDS. (All Districts)

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

IV. Public Facilities

HCD recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and Harris Center for Mental Health and IDD, providing \$4,545,012.00 in Home Investment Partnership Program (HOME) funds towards the construction of their proposed 6168 South Loop East Apartments, which will consist of 24 one-bedroom units and two one-bedroom ADA-accessible units for homeless individuals with mental illness, substance use disorder, and/or other chronic health conditions. (District I)

Keith W. Bynam, Director
Ana Martinez, Deputy Assistant Director

V. Multifamily

HCD recommends approval of a Resolution allowing construction of New Hope Housing Gray, (NHH Gray) at 2675 and 2604 Gray Street, applying for 4% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), to be located within one mile of similar properties constructed within the last three years. (District D)

VI. Director's Comments

Keith W. Bynam, Director

VIII. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/3/2023

District ALL

Item Creation Date: 7/25/2022

HCD22-61

Authorizing Submission of the
Action Plan for Disaster Recovery – 2021 Winter Storm
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 Action Plan for Disaster Recovery – 2021 Winter Storm to the U.S. Department of Housing and Urban Development (HUD), which is an application to receive the Community Development Block Grant-Disaster Recovery 2021 (CDBG-DR21) funds. The application estimates a total of \$50,095,000.00 in federal funds to deploy long-term recovery from the 2021 Winter Storm and to implement mitigation activities that reduce risks of future disaster events.
2. The execution of the Agreements between the City of Houston (City) and HUD for the disaster recovery grant by the Mayor, or the Mayor’s designee; and
3. The execution of related forms and documents for the disaster recovery grant by the Mayor, or the Mayor’s designee.

The goal of CDBG-DR21 funds is to help communities with disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the “most impacted and distressed” (MID) areas resulting from the 2021 Winter Storm.

HCD recommends that the City’s allocation of \$50,095,000.00 be distributed among the following categories:

Community Development Block Grant – Disaster Recovery 2021		
Winter Storm Home Repair Program	\$ 38,449,272	76.8%
Neighborhood Facilities Resilience Program	\$ 6,734,000	13.4%
Administration (5% of total grant)	\$ 2,504,750	5.0%
Winter Storm Homeowner Reimbursement Program	\$ 1,656,978	3.3%
Renter Housing Counseling	\$ 550,000	1.1%
Planning	\$ 200,000	0.4%
TOTAL	\$ 50,095,000	100.0%

HUD announced the original allocation of \$30.2 million in May 2022, and in January of 2023 HUD announced an additional allocation of \$19.7 million. HCD solicited public input in the development of the Action Plan for Disaster Recovery – 2021 Winter Storm through surveys, interviews, and presentations. HCD also developed and distributed written information on these federal grant funds and sponsored three public hearings on August 9, 2022, March 28, 2023, and March 30, 2023.

As stipulated by federal regulations 87 Federal Register 31636 and 88 Federal Register 3198, residents had 30 days to comment on the proposed Action Plan for Disaster Recovery – 2021 Winter Storm before it is approved by City Council. There was a 30-day review period extending from August 5, 2022 through September 4, 2022. After receiving a notice of additional funds in January 2023, HCD has revised and published the Draft Action Plan to include to the new allocation amount. The 30-day review period extended from March 28, 2023 through April 27, 2023.

No fiscal note is required for grant items.

This item was reviewed by the Housing and Community Affairs Committee on August 16, 2022 and April 18, 2023.

Keith W. Bynam, Director

Amount of Funding

\$50,095,000.00 (to be received) – Federal Government – Grant Fund – (5000)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/17/2023

District: C

Item Creation Date: 3/29/2023

HCD23-34

The Montrose Center

Agenda Item: III.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 The Montrose Center (Montrose), providing up to \$2,461,386.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a project 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 for 265 HOPWA eligible households living with HIV/AIDS.

Housing assistance will be provided as follows: (1) TBRA for 80 households, (2) STRMU for 185 households, and (3) PHPS for 32 households of persons living with HIV/AIDS. Supportive Services include PHPS, case management, mental health counseling and substance abuse counseling.

The City is the HOPWA program administrator for multiple areas including Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller counties.

Category	Amount	Percent
Tenant-Based Rental Assistance	\$1,115,281.00	45.31%
Short-Term Rent, Mortgage, and Utility Assistance	\$947,668.00	38.50%
Supportive Services	\$259,624.00	10.55%
Administrative	\$115,434.00	4.69 %
Permanent Housing Placement Services	\$23,379.00	0.95%
Total	\$2,461,386.00	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 Montrose Center was one of the selected agencies. This Agreement will begin July 1, 2023 and provide funding through June 30, 2024.

The Montrose Center has received funding through various Agreements with the City since 2007 and had no findings on the last compliance monitoring review.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on April 18, 2023.

Keith W. Bynam, Director

Amount of Funding:

\$2,461,386.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/17/2023

District: K

Item Creation Date: 3/30/2023

HCD23-35

Brentwood Community Foundation

Agenda Item: III.b.

Background:

Housing and Community Development (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Brentwood Economic Community Development Corporation, dba Brentwood Community Foundation (BCF), providing up to \$886,636.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the administration and operation of a community residence and program that operates transitional housing; Short-Term Rent, Mortgage, and Utility Assistance (STRMU); and Supportive Services, to approximately 318 HOPWA eligible households living with HIV/AIDS.

BCF operates an 18-unit transitional housing facility for men living with HIV/AIDS. Through its rental assistance programs, BCF will provide rental subsidies to approximately 168 unduplicated households who are at risk of becoming homeless. BCF will provide Supportive Services to approximately 132 HOPWA eligible households. Supportive Services will include case management, mental health services, wellness counseling, and nutritional education services.

Category	Amount	Percent
Short-Term Rent, Mortgage, and Utility Assistance	\$492,867.00	55.59%
Operations	\$179,455.00	20.13%
Supportive Services	\$156,161.00	17.61%
Administrative	\$59,153.00	6.67%
Total	\$886,636.00	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. Brentwood Community Foundation was one of the selected agencies. This Agreement would begin July 1, 2023, and provide funding through June 30, 2024.

Brentwood Community Foundation has received funding through various agreements with the City since 1995 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 April 18, 2023.

Keith W. Bynam, Director

Amount of Funding:

\$886,636.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/10/2023

District: ALL

Item Creation Date: 3/31/2023

HCD23-36

A Caring Safe Place

Agenda Item: III.c.

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 A Caring Safe Place, Inc. (ACSP), providing up to \$1,049,048.20 in Housing Opportunities for Persons with AIDS (HOPWA) funds to administer and operate a transitional housing facility and a permanent supportive housing facility along with case management and other supportive services to serve a total of forty-five (45) eligible households living with HIV/AIDS.

Services and housing assistance to the forty-five (45) eligible households will be provided as follows: (1) Community Residence Transitional Housing and Supportive Services to thirty (30) households ; (2) Permanent Supportive Housing and Supportive Services to fifteen (15) households. Supportive Services include case management, health, nutrition, and group therapy sessions to promote housing stability and improve access to care or related services.

Category	Amount	Percent
Operations	\$545,828.03	52.03%
Supportive Services	\$430,459.14	41.03%
Administration	\$72,761.04	6.94%
Total	\$1,049,048.20	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. ACSP was one of the selected agencies. This Agreement would begin June 1, 2023, and provide funding through May 31, 2024.

ACSP has received funding through various agreements with the City since inception 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 April 18, 2023.

Keith W. Bynam, Director

Amount of Funding:

\$1,049,048.20 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/10/2023
District J
Item Creation Date: 3/28/2023

HCD23-45
Fundacion Latinoamericana de Accion Social, Inc. (FLAS)
Agenda Item: III.d.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Fundacion Latinoamericana de Accion Social, Inc. (FLAS), providing up to \$1,074,182.53 in Housing Opportunities for Persons with AIDS (HOPWA) funds to administer a program that will serve a total of 140 eligible households affected by HIV/AIDS consisting of 28 households receiving Tenant-Based Rental Assistance (TBRA) and 140 households provided with supportive services.

FLAS's Behavioral Health Program will provide clinical case management, mental health services, and outpatient substance use disorder services to 140 HOPWA-eligible households. Licensed staff members at FLAS will assess eligible households to determine the best treatment plan, then work with each household to implement their customized plan. This program will allow clients to become more resilient and maintain permanent housing. The TBRA program will provide rental assistance and housing stability case management services to the 28 HOPWA-eligible households to maintain permanent housing.

CATEGORY	AMOUNT	PERCENT
Tenant Based Rental Assistance	\$712,874.00	66.36%
Supportive Services	\$265,395.02	24.71%
Permanent Housing Placement	\$25,000.00	2.33%
Administrative	\$70,913.51	6.60%
Total	\$1,074,182.53	100.00%

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in September 2022 with the option to renewal in up to a one-year increment at the City's discretion. FLAS was one of the agencies selected. The agreement term will provide funding from June 1, 2023 – May 31, 2024. This would be the first HOPWA agreement for FLAS through HCD.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on April 18, 2023.

Keith W. Bynam, Director

Amount of Funding:

\$1,074,182.53 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 5/17/2023

District: ALL

Item Creation Date: 3/31/2023

HCD23-48

Bread of Life, Inc.

Agenda Item: III.e.

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 Bread of Life, Inc. (BOL), providing up to \$2,054,861.69 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a project 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 for 112 low-income households in which one or more members are living with HIV/AIDS.

Housing assistance will be provided in the form of TBRA, STRMU, and PHPS to eligible households to provide housing stability and prevent homelessness. Supportive Services will include case management, behavioral health, healthcare services, and other services that will promote housing stability and improve access to care or related services.

Category	Amount	Percent
Tenant-Based Rental Assistance	\$1,380,710.60	67.19%
Supportive Services	\$289,433.96	14.10%
Short-Term Rent, Mortgage, and Utility Assistance	\$230,235.26	11.20%
Administrative	\$142,481.87	6.93%
Permanent Housing Placement Services	\$12,000.00	0.58%
Total	\$2,054,861.69	100.00%

BOL was selected through an emergency procurement process to administer HOPWA services to currently served households upon notification, in March 2023, that a separate agency would discontinue services. This Agreement will begin on June 1, 2023 and will provide funding through May 31, 2024.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on April 18, 2023.

Keith W. Bynam, Director

Amount of Funding:

\$2,054,861.69 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/26/2023

District I

Item Creation Date: 3/17/2023

HCD21-126

Harris Center for Mental Health and IDD

Agenda Item: IV.

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 The Harris Center for Mental Health and IDD, providing \$4,545,012.00 in Home Investment Partnership Program (HOME) funds towards the construction of their proposed 6168 South Loop East Apartments, which will consist of 24 one-bedroom units and two one-bedroom ADA-accessible units. The project will provide permanent supportive housing for adults experiencing homelessness, who also live with mental illness, substance use disorder, and/or other chronic health conditions in Harris County.

The property is located at 6168 South Loop East Freeway, Houston, TX 77087 and will provide life skills training, behavioral and primary health care, mental health services, exercise and nutrition programs and other supportive services to encourage positive development. The Harris Center for Mental Health and IDD will also provide supportive services primarily through the Respite, Rehab, and Re-Entry mental health facility that is on site and receive referrals from temporary housing programs for persons with mental health needs. For over 56 years, the Harris Center for Mental Health and IDD has been focused on empowering people with behavioral health and IDD to improve their lives through an accessible, integrated, and comprehensive recovery system of care.

On-site staff will include a full-time Property Manager, Support Staff/Activity Coordinator, Case Managers, and maintenance staff. Case Managers, counselors, peer support specialists, and psychiatrists will be located at the adjacent property to engage residents and work towards independence and self-sufficiency. Case Managers will work with residents to provide linkages to life skills training, behavioral and primary health care, mental health, exercise and nutrition programs, and other supportive services. To support the safety of residents, there will be exterior security cameras on the property, fencing and controlled ingress/egress. The apartments will also benefit from proximity to a 24-hour mental health facility with security.

Sources	Amount	Uses	Amount
City of Houston Request	\$4,545,012.00	Hard Cost	\$8,976,061.00
Health and Human Services Commission (HHSC)	\$3,892,690.00	Soft Cost	\$2,979,428.00
Community Health Choice	\$3,216,927.00	Acquisition Cost	\$414,450.00
Harris Center – contributions	\$877,310.00	Developer Fee	\$150,000.00
		Reserves	\$12,000.00
Total Source of Funds:	\$12,531,939.00	Total Project Cost:	\$12,531,939.00

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on November 16, 2021 and April 18, 2023.

Keith W. Bynam, Director

Amount of Funding

4,545,012.00 - Federal Government – Grant Funded - Fund 5000

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 4/26/2023

District D

Item Creation Date: 4/10/2023

HCD23-49

NHH Gray 4% HTC

One Mile, Three-Year Rule Resolution

Agenda Item: V.

Background:

The Housing and Community Development (HCD) Department recommends approval of a Resolution allowing construction of New Hope Housing Gray, (NHH Gray) at 2675 and 2604 Gray Street, applying for 4% Housing Tax Credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA), to be located within one mile of similar properties constructed within the last three years. NHH Gray, to be located in the Third Ward Complete Community, is a proposed 135-unit affordable housing development for seniors with supportive services.

To avoid unwanted concentrations of HTC properties, TDHCA requires that an applicant receive a resolution from the governing body of the municipality where the development is to be located if a similar type of property (for example a property for seniors) built in the last three years and located within one mile of the applicant property also received tax credits.

The applicant is NHH Gray, LLC, and the developer is Houston Area Community Development Corporation an affiliate of New Hope Housing, Inc. (NHH). NHH is a local nonprofit developer of affordable housing with supportive services. Since 1993, NHH has developed eight single room occupancy (SRO) developments over 1000 units (800 Permanent Supportive Housing units), and three family developments over 400 units. The organization has a 30-year track record of excellence in delivering innovative and sustainable Housing and Services solutions. Those solutions feature strong property management and robust tenant services.

Based on the developers' experience, and the City's need for affordable housing for seniors, HCD recommends that Council approve the resolution allowing construction of this property.

This item was reviewed by the Housing and Community Affairs Committee on April 18, 2023.

Keith W. Bynam, Director