



Housing and Community Affairs Committee

Keith W. Bynam, Director
June 20, 2023



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

- I. Welcome/Introductions
- II. Public Services
- III. Public Facilities
- IV. Single Family
- V. Director's Comments
- VI. Public Comments

II. PUBLIC SERVICES

Melody Barr, Deputy Assistant Director

II.a. The Village Learning Center (District E)

An Ordinance authorizing a Fourth Amendment to the Agreement between the City of Houston and The Village Learning Center (The Village),

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

For a vocational training program with case management services to a minimum of 125 Houstonians with intellectual and/or developmental disabilities.

II.a. The Village Learning Center (District E)

The Village will provide vocational training and employment case management to individuals with intellectual and/or developmental disabilities.

Services will include training skills assessment, vocational development, and hands-on training in various job sectors.

Trainees will receive career services to help them develop a resume and apply for job opportunities.

II.a. The Village Learning Center (District E)

As of May 2023, The Village has served 147 individuals, exceeding their goal of 125 individuals, and expended 92% of their available funding.

The agency had no findings on their last compliance monitoring.

II.a. The Village Learning Center (District E)

CATEGORY	AMOUNT	PERCENT
Program Services	\$200,000.00	100.00%
Administration	\$0.00	0.00%
Total	\$200,000.00	100.00%

The initial Agreement term was March 1, 2019 – February 29, 2020.

Agreement is currently on its Third Amendment, expiring on July 31, 2023.

This Fourth Amendment will provide funding through July 31, 2024.

II.b. EmPowering Solar Jobs Program - HCC (District D)

An Ordinance authorizing a new Agreement between the City of Houston and the Houston Community College System District (HCC),

For \$376,706.09 of Department of Labor, Community Project Funds (DOL-CPF) and \$82,500.00 American Rescue Plan Act (ARPA) funds,

To prepare residents living in underserved neighborhoods (and currently without college degrees) for STEM career opportunities.

II.b. EmPowering Solar Jobs Program - HCC (District D)

DOL-CPF is allocated by the U.S. Congress as Congressionally directed spending.

HCD, in coordination with the Mayor's Office of Complete Communities, submitted an application to the Department of Labor to receive an award of DOL-CPF.

HCC was designated as one of the training providers in the approved application.

II.b. EmPowering Solar Jobs Program - HCC (District D)

This Agreement will provide funding for a 24-month term beginning at countersignature and will be the first Agreement for HCC through HCD.

Classes will be held at HCC's South Campus.

This application was first presented to the Houston City Council on February 15, 2023.

II.b. EmPowering Solar Jobs Program - HCC (District D)

Category	DOL-CPF Amount	ARPA Amount	Total	Percent
Tuition/Fees	\$167,100.00	\$82,500.00	\$249,600.00	54.36%
Instructional Supplies	\$139,986.09	\$0.00	\$139,986.09	30.48%
Case Management	\$69,620.00	\$0.00	\$69,620.00	15.16%
Total	\$376,706.09	\$82,500.00	\$459,206.09	100.00%

II.c. EmPowering Solar Jobs Program - LSC (District A)

HCD recommends Council approval of an Ordinance authorizing a new Agreement between the City of Houston and the Lone Star College System (LSC),

Providing \$290,793.91 of DOL-CPF for the EmPowering Solar Jobs Program,

To prepare residents living in underserved neighborhoods (and currently without college degrees) for STEM career opportunities.

II.c. EmPowering Solar Jobs Program - LSC (District A)

The EmPowering Solar Jobs Program will offer training and instructional supplies towards electrical technician or solar installer certificate programs.

Case management services will be provided for 50 participants at LSC's Houston North Campus.

The program will serve residents from Complete Communities neighborhoods and may serve residents from other neighborhoods in need of skills training.

II.c. EmPowering Solar Jobs Program - LSC (District A)

This Agreement will fund services for a 24-month term beginning at countersignature. This would be the first Agreement for LSC through HCD.

CPF-DOL is allocated by the U.S. Congress as Congressionally directed spending.

HCD, in coordination with the Mayor's Office of Complete Communities, submitted an application to the Department of Labor to receive an award of DOL-CPF funds with LSC being designated as one of the training providers.

II.c. EmPowering Solar Jobs Program - LSC (District A)

Category	DOL-CPF Amount	Percent
Tuition/Fees	\$163,450.00	56.21%
Instructional Supplies	\$73,583.91	25.30%
Case Management	\$53,760.00	18.49%
Total	\$290,793.91	100.00%

III. PUBLIC FACILITIES

Ana Martinez, Deputy Assistant Director

III. 17030 & 17050 Imperial Valley Lease Agreement (District B)

HCD recommends Council approval of an Ordinance authorizing a new Lease Agreement between the City of Houston and AMG CityView Apartments (Agent),

To enable Agent to continue managing the property through March 31, 2024, as tenants are relocated by the City.

No additional funding.

III. 17030 & 17050 Imperial Valley Lease Agreement (District B)

Pursuant to Ordinance No. 2021-810, the City and Agent entered into a Lease Agreement for a multifamily housing development located at:

17030 and 17050 Imperial Valley Drive, Houston, Texas 77060.

The original lease term was November 17, 2021 through November 17, 2022.

III. 17030 & 17050 Imperial Valley Lease Agreement (District B)

The City has developed a one-for-one relocation plan in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).

The goal is to provide current tenants with the option to relocate to a different apartment complex within three miles of property.

This project meets the CDBG-DR National Objective of benefitting low-to-moderate income persons.

III. 17030 & 17050 Imperial Valley Lease Agreement (District B)

The property shall be dedicated in perpetuity for open space, recreational, floodplain & wetlands management.

No subsequent application for disaster assistance of any sort will be made by the recipient to any federal entity in perpetuity.

No new structure will be erected on property acquired, accepted, or from which a structure was removed under acquisition or relocation.

III. 17030 & 17050 Imperial Valley Lease Agreement (District B)

Exceptions to construction limitations:

- (a) A public facility that is open on all sides and functionally related to a designated open space (park, campground, or recreation area);
- (b) A rest room; or
- (c) An approved flood control structure, provided that it does not reduce valley storage, increase erosive velocities, or increase flood heights on the opposite bank, upstream or downstream.

III. 17030 & 17050 Imperial Valley Lease Agreement (District B)

As of June 01, 2023, 193 of the 558 units are vacant due to tenant moveout or eviction for cause.

Of the remaining 365 units, 352 units are being reviewed for assistance or are in the payment approval process and 13 units have been deemed ineligible for assistance.

V. Single Family

Cedrick LaSane, Deputy Assistant Director

IV.a. Heart of Houston CDC (District D)

An Ordinance authorizing a Developer's Agreement between the City of Houston and Heart of Houston CDC (HHCDC),

To provide \$3,100,000.00 in Home Investment Partnerships Program (HOME) set-aside funds,

For the design and construction of affordable single-family homes on scattered sites in the Third Ward and South Union Communities through HCD's Community Housing Development Organization (CHDO) Program.

IV.a. Heart of Houston CDC (District D)

The CHDO administers newly constructed affordable single-family homes for sale to eligible low-and moderate-income (LMI) homebuyers and expands nonprofit housing providers' capacity.

The development comprises approximately 11 energy-efficient, affordable, single-family homes.

The lots are provided through a partnership with Midtown Redevelopment Authority, Amegy Bank and Mayberry Homes.

IV.a. Heart of Houston CDC (District D)

Designs are for three-bedroom, two-bath homes with a front load garage from 1,400 to 1,800 sq ft.

Homes will encompass Energy STAR certification and FORTIFIED HOME Hurricane Standards.

Some homes will feature resiliency components including generators, impact windows, and/or higher R-value insulation.

IV.a. Heart of Houston CDC (District D)

The construction cost for each affordable home will be approximately \$282,000.00, but sales prices will not exceed \$250,000.00.

To ensure affordability, the City will comply with the HOME affordability period(s) based on the investment of HOME funds in the property.

HOME subsidy provided to the homebuyer may be subject to recapture provisions.

IV.a. Heart of Houston CDC (District D)

HOME Assistance Amount	Minimum Affordability Period
Under \$15,000.00	5 years
\$15,000.00 - \$40,000.00	10 years
Over \$40,000.00	15 years

The affordability period will remain at 15 years, unless a unit is not sold within 9 months of completion and is converted to a rental property, in accordance with federal regulations.

If converted, the affordability period will be 20 years.

IV.b. Home Repair Program - Additional Funds (All Districts)

An Ordinance amending Ordinance No. 2018-56 to appropriate \$4,344,137.34 of \$6,500,000.00 in TIRZ Affordable Housing Funds (Fund 2409).

Funding was previously appropriated for Single-Family activities (pursuant to Ordinance No. 2019-543) including, but not limited to:

Home repair, new construction, down payment assistance and activity delivery costs.

IV.b. Home Repair Program - Additional Funds (All Districts)

Activity	Total Amount	Description
Single-Family Activities	\$4,344,137.34	Single family activities including, but not limited to home repair, new construction, down payment assistance and activity delivery costs.
Total	\$4,344,137.34	

DIRECTOR'S COMMENTS

Keith W. Bynam, Director

Director's Comments

Intro/Overview

Keith W. Bynam, Director

CDBG-DR17 Update and HCD Production Report

Temika Jones, Assistant Director and CFO

Geographic Information System (GIS) Presentation

Dr. Alfred Henson, HCD GIS Manager

CHDO Overview and HCD Project Highlights

Keith W. Bynam, Director

CDBG-DR 2017 Harvey Grant Update

Temika Jones, Assistant Director and CFO

Item III.D HCD Financial Update

(CDBG-DR 2017 Harvey Grant Update)

GLO Budget Update – as of March 14, 2023

	Original Budget	Revised Budget	Reduction
Admin	\$ 15,000,000	\$ 15,000,000	\$ -
Buyout	\$ 55,800,000	\$ 55,800,000	\$ -
Economic Development	\$ 30,264,834	\$ 21,803,775	\$ 8,461,059
HoAP	\$ 82,184,209	\$ 69,188,511	\$ 12,995,698
Homebuyers	\$ 33,688,328	\$ 18,016,785	\$ 15,671,543
Multifamily	\$ 450,050,472	\$ 370,855,752	\$ 79,194,720
Planning	\$ 23,100,000	\$ 22,217,000	\$ 883,000
Public Services	\$ 60,000,000	\$ 17,851,394	\$ 42,148,606
Single Family	\$ 60,000,000	\$ 60,000,000	\$ -
Small Rental	\$ 25,000,000	\$ 13,424,373	\$ 11,575,627
Grand Total	\$ 835,087,843	\$ 664,157,590	\$ 170,930,253

NOTE: Reduction in Multifamily would result in construction overruns not being covered for some projects.

Item III.D HCD Financial Update (CDBG-DR 2017 Harvey Grant Update) Benchmark Progress - as of June 15, 2023

	Revised Budget	REVISED June 30, 2023 Benchmark	Remaining to Meet 6/30 Revised Benchmark	% Benchmark Met	Approved
Admin	\$ 15,000,000	\$ -	\$ -	0%	\$ 2,646,674
Buyout	\$ 55,800,000	\$ 30,690,000	\$ 189,338	99%	\$ 30,500,662
Economic Development	\$ 21,803,775	\$ 13,082,265	\$ (2,256,256)	117%	\$ 15,338,521
HoAP	\$ 69,188,511	\$ 44,972,532	\$ (3,010,782)	107%	\$ 47,983,314
Homebuyers	\$ 18,016,785	\$ 13,512,589	\$ (1,278,916)	109%	\$ 14,791,504
Multifamily	\$ 370,855,752	\$ 203,970,664	\$ (20,134,610)	110%	\$ 224,105,273
Planning	\$ 22,217,000	\$ 3,776,890	\$ 373,699	90%	\$ 3,403,191
Public Services	\$ 17,851,394	\$ 10,710,836	\$ (6,309,951)	159%	\$ 17,020,788
Single Family	\$ 60,000,000	\$ 36,000,000	\$ (6,591,855)	118%	\$ 42,591,855
Small Rental	\$ 13,424,373	\$ 1,342,437	\$ 337,255	75%	\$ 1,005,183
Grand Total	\$ 664,157,590	\$ 358,058,213	\$ 900,291		\$ 399,386,966

NOTE: Remaining to Meet 6/30 Revised Benchmark total sum does not include programs that have exceeded benchmark.



HCD Production Report

Temika Jones, Assistant Director and CFO

Multifamily & Public Facilities

(Fiscal Year)

21

Current Projects
Multifamily (FY23)

3

Projects completed
Multifamily (FY23)

10

Current Projects
Public Facilities (FY23)

1

Projects completed
Public Facilities (FY23)

HCLT / HLB Update

HCLT/HCP	
Pipeline of active files that have not Closed yet	
Pending Lenders w/Property	1
Pending Lenders without/Property	10
Awaiting Income & Funding	2
Environmental Review	1
Inspection #1 Repairs/Corrections	1
Wire Request Complete	1
Wire Request Delayed	2
Close File	3
Total Pipeline	21
Closed Files	
Closed 2021	31
Closed 2022	60
Closed 2023	32
Total Closed	123
Total Awarded	\$18,036,092.54

HLB	
Pipeline of active files that have not Closed yet	
Preconstruction	35
Construction	24
Completed & pending sale	7
Total Pipeline	66
Closed Files (completed & sold)	
Closed 2019	59
Closed 2020	19
Closed 2021	45
Closed 2022	61
Closed 2023	17
Total Closed	201
Total Sales Price (*Estimate)	\$38,994,000

(Data as of 6/9/23)



HCD ArcGIS Video Presentation

Alfred “Doc” Henson, Ph.D.

<https://youtu.be/8rCxuHjL3sE>

CHDO Qualifying Criteria

Legal Status

A CHDO is a non-profit organization certified by a HOME participating jurisdiction, and meets the following criteria:

CHDOs must be organized under state and local law.

The CHDO's earnings (profits) may NOT benefit any members, founders, contributors, etc.

Purpose of the CHDO is to provide decent, affordable housing to LMI persons.

All must be evidenced in Charter, Articles of Incorporation, By-laws, or Resolutions.

CHDO is exempt as a 501(c)(3), as a charitable, non-profit corporation or civic organization or have a certificate from the IRS.

CHDO Qualifying Criteria Capacity, Experience & Organization

CHDO's must demonstrate the capacity of experienced staff who have succeeded in similar projects or have a plan to train staff.

A CHDO must also demonstrate it has at least one year of experience serving the community with HOME-assisted housing.

One-third of a CHDO's board must represent the LMI community.

No more than one-third of a CHDO's members may be public employees.

CHDO's may include other professional members for expertise.

CHDO Qualifying Criteria

Financial Standards

All CHDO's must conform to 24 CFR 84.21, "Standards for Financial Management Systems."

CHDO Roles include: Owner, Developer, Sponsor

Eligible uses of HOME Funds include: acquisition or rehabilitation of rental or homebuyer housing, new construction of rental or homebuyer housing, and direct financial assistance to purchasers of HOME assisted housing developed by a CHDO.

Ineligible set-aside activities include: Tenant-Based Rental Assistance (TBRA), Homeowner Rehabilitation and brokering or other real estate transactions.

HCD

Project Highlights

Keith W. Bynam, Director

Virtual Community Office Hours



Virtual COMMUNITY OFFICE HOURS

Every Wednesday

from 1 p.m. - 4 p.m.


Representatives from each division will be readily available to assist with your call

Call in on the following numbers:

832-394-6912 • 832-394-6227 • 832-394-6126



AHDP/Large Tract Division



THE CITY OF HOUSTON | HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT




NEW HOMES FOR HOUSTON

VIRTUAL HOMEBUYER FAIR

**TUESDAY, JUNE 27
11 AM - 12 PM**

The City of Houston Housing and Community (HCD) department hopes you will join us and our co-host, the U.S. Department of Housing and Urban Development (HUD) Houston Field Office for an online event. HCD will discuss the New Homes for Houston initiative to build new affordable single-family homeownership opportunities throughout Houston and the homebuyer application process. The HUD Houston Field Office team will share valuable homebuyer information to help you along your homeownership journey!

Visit <https://bit.ly/NewHomes-Virtual-Fair-Reg> to register!



Houston Area Women's Center, May 18, 2023

3077 El Camino, Houston, TX 77054 (District D)



Houston Area Women's Center, May 18, 2023

3077 El Camino, Houston, TX 77054 (District D)



Houston Area Women's Center, May 18, 2023

3077 El Camino, Houston, TX 77054 (District D)



**Houston Area Women's Center, May 18, 2023
3077 El Camino, Houston, TX 77054 (District D)**

Completion Percentage: 6%

Total Number of Units: 135

Total Restricted Units: 135 (30% - 80% AMI)

Total Project Cost: \$33,315,616.00

HCD Funding: \$15,850,000 (HOME-ARP)

Developer: New Hope Housing & HAWC

Architect: GSMA

Estimated Completion Date: November, 2024



The Citadel Grand Opening, May 18, 2023

3345 Elgin, Houston, TX 77004 (District D)



The Citadel Grand Opening, May 18, 2023

3345 Elgin, Houston, TX 77004 (District Housing D)



The Citadel Grand Opening, May 18, 2023

3345 Elgin, Houston, TX 77004 (District D)



The Citadel Grand Opening, May 18, 2023

3345 Elgin, Houston, TX 77004 (District D)



The Citadel Grand Opening, May 18, 2023

3345 Elgin, Houston, TX 77004 (District D)



The Citadel Grand Opening, May 18, 2023

3345 Elgin, Houston, TX 77004 (District D)



**The Citadel Grand Opening, May 18, 2023
3345 Elgin, Houston, TX 77004 (District D)**

Total Number of Units: 74

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

Total Project Cost: \$25,089,743.00

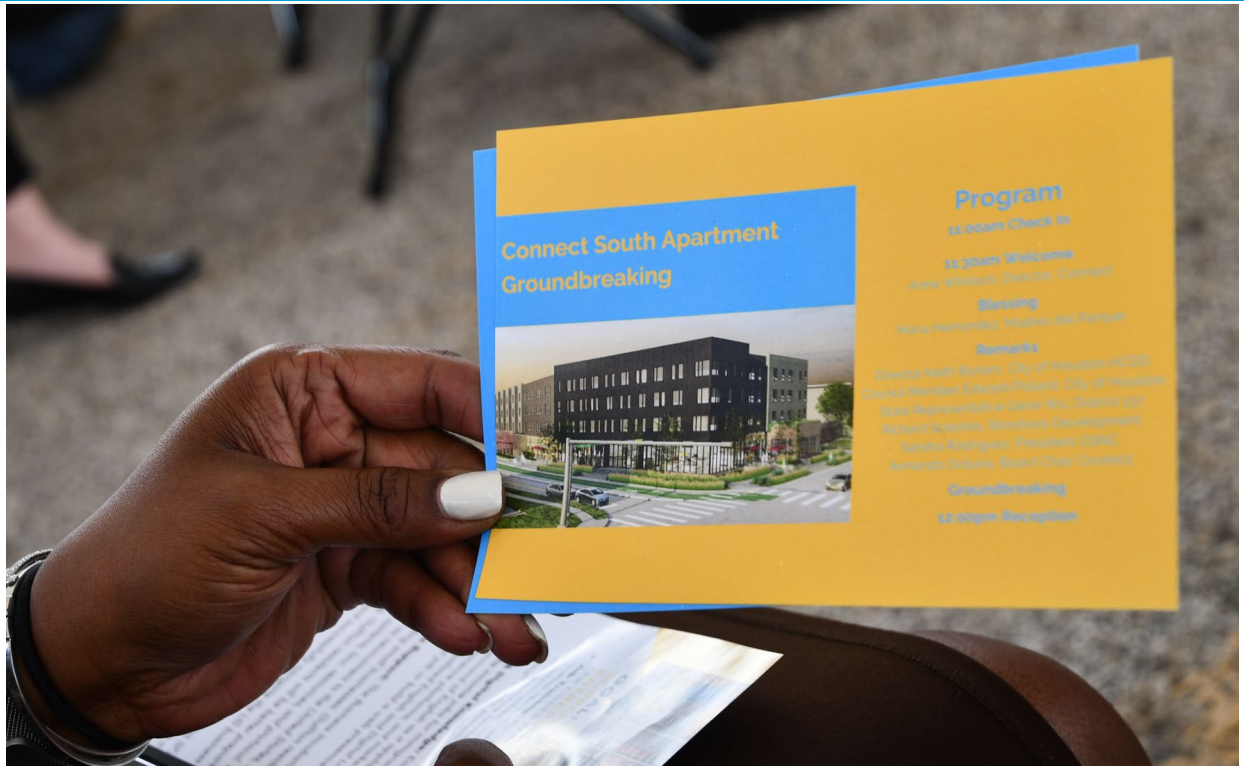
HCD Funding: \$10,250,000.00 (CDBG DR-17)

Developer: Change Happens CDC

Architect: Kelly Grossman Architects

Connect South Groundbreaking, June 1, 2023

6440 Hillcroft Houston, TX 77081 (District J)



Connect South Groundbreaking, June 1, 2023

6440 Hillcroft Houston, TX 77081 (District J)



Connect South Groundbreaking, June 1, 2023

6440 Hillcroft Houston, TX 77081 (District J)



Affordable Home Development Program Kenton @ Bacher (District B)



Affordable Home Development Program Kenton @ Bacher (District B)



Affordable Home Development Program 7900 Block of Hanna (District B)



Affordable Home Development Program 7900 Block of Hanna (District B)



Affordable Home Development Program The Commons on Tidwell (District B)



Affordable Home Development Program The Commons on Tidwell (District B)



Affordable Home Development Program Robins Landing, 10045 Tidwell (District B)



Affordable Home Development Program Robins Landing, 10045 Tidwell (District B)



Affordable Home Development Program Robins Landing, 10045 Tidwell (District B)



Affordable Home Development Program 5700 Block of Hanna/Wayside (District B)



Affordable Home Development Program 5700 Block of Hanna/Wayside (District B)



Multifamily Rental Program Summit at Renaissance, Greenspoint (District B)



Multifamily Rental Program Summit at Renaissance, Greenspoint (District B)



Affordable Home Development Program Sandrock Station, 12100 MLK (District D)



Affordable Home Development Program Sandrock Station, 12100 MLK (District D)



Affordable Home Development Program Sandrock Station, 12100 MLK (District D)



Affordable Home Development Program Park Vista at El Tesoro (District D)



Affordable Home Development Program Park Vista at El Tesoro (District D)



Affordable Home Development Program Park Vista at El Tesoro, 6448 Selinsky (District D)



Small Rental Program

The Orchard, OST/South Union (District D)



Small Rental Program

The Orchard, OST/South Union (District D)



Small Rental Program

The Orchard, OST/South Union (District D)



Update: Heritage Senior Residences

1102 Moy, Houston, 77007 (District C)

99% Complete as of March, 2023 (Up from 98%)

Total Number of Units: 135

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

Total Project Cost: \$40,356,370.00

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

Developer: Ensemble Holdings, LLC.

Architect: Mucasey & Associates Architects

Estimated Completion: 7/15/2023

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



Progress as of June, 2023.



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Update: Temenos Place

1703 Gray Houston, 77003 (District D)

73% Complete as of April, 2023 (Up from 63%)

Total Number of Units: 94

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

Total Project Cost: \$32,596,735.00

Funding: \$12,500,000.00 (HOME, Bond, DR-17, HTC)

Developer: Temenos CDC

Architect: Forge Craft Architect + Design

Estimated Completion: 7/26/2023



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



Progress as of May of 2023.

Update: Gala at MacGregor New Construction 102-120 Carson St., Houston, 77004 (District D)

99% Complete as of May, 2023

Total Number of Units: 85

Total Restricted Units: 75 (30% - 80% AMI)

Total Project Cost: \$31,152,603.00

HCD Funding: \$9,900,000.00 (CDBG-DR17)

Developer: Gardner Capital

Architect:

Estimated Completion: 4/9/2023

Update: Gala at MacGregor New Construction 102-120 Carson St., Houston, 77004 (District D)



Update: W. Leo Daniels Rehabilitation 8826 Harrell St., Houston, 77096 (District H)

57% Complete as of May, 2023

Total Number of Units: 100

Total Restricted Units: 100 (30% - 80% AMI)

Total Project Cost: \$27,286,715.00

HCD Funding: \$10,000,000.00 (CDBG-DR17)

Developer: ITEX Development

Architect:

Estimated Completion: 2/23/2024

Update: W. Leo Daniels Rehabilitation 8826 Harrell St., Houston, 77096 (District H)



Update: 2100 Memorial 2100 Memorial, Houston, 77007 (District H)

37% Complete as of March, 2023 (Up from 30%)

Total Number of Units: 196

Total Restricted Units: 100 (30% - 80% AMI)

Total Project Cost: \$61,799,200.00

HCD Funding: \$25,000,000.00 (CDBG-DR17, HTC)

Developer: HHA/Columbia Residential

Architect: JHP Architecture/Urban Design

Estimated Completion: 10/26/2023

Update: 2100 Memorial 2100 Memorial, Houston, 77007 (District H)



Progress as of May of 2023.



CITY OF HOUSTON
HOUSING AND
COMMUNITY
DEVELOPMENT

CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)

95% Complete as of April, 2023 (Up from 85%)

Total Number of Units: 120

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

Total Project Cost: \$33,794,447.00

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

Developer: Houston Area CDC/New Hope Housing

Architect: Garcia Associates, Architects, LLC.

Estimated Completion: 6/27/2023



Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)



Progress as of June, 2023.

Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)



Progress as of June, 2023.

Update: NHH Savoy

6315 Savoy, Houston, 77036 (District J)



Progress as of June, 2023.



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



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

Public Facilities Rehabilitation

95% Complete as of March, 2023 (Up from 85%)

National Objective: LMA

Total Project Cost: \$4,131,000.00

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

Developer: Houston Business Development Inc.

Architect: Moody Nolan

Estimated Completion: 5/31/2023

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



Progress as of June, 2023.

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



Progress as of June, 2023.

PUBLIC COMMENTS