



Housing and Affordability Committee

Michael Nichols, Director
May 13, 2024



CITY OF HOUSTON * HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Agenda

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

II. PUBLIC SERVICES

Melody Barr, Assistant Director

II.a. The Montrose Center (District C)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and The Montrose Center (Montrose), providing up to \$2,000,000.00 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)	(4) Supportive Services to a minimum of 265 very low-income households living with HIV/AIDS
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II.a. The Montrose Center (District C)

Housing Assistance Support:

(1) TBRA for 80 households	(2) STRMU for 185 households	(3) PHPS for 32 households of persons living with HIV/AIDS
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Supportive Services:

PHPS	Case Management	Mental Health Counseling	Substance Abuse Counseling
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II.a. The Montrose Center (District C)

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in September 2022 with the option to renew it for up to a one-year increment at the City's discretion. Montrose was one of the selected agencies.

The initial Agreement began July 1, 2023. The amendment will extend the term and provide funding through June 30, 2025.

As of February 2024, Montrose has expended approximately 80% of their allocated funding and served 92% of their client goal.



II.a. The Montrose Center (District C)

Category	Amount	Percent
Tenant-Based Rental Assistance	\$900,000.00	45.00%
Short-Term Rent, Mortgage, and Utility Assistance	\$800,000.00	40.00%
Supportive Services	\$180,000.00	9.00%
Administrative	\$100,000.00	5.00%
Permanent Housing Placement Services	\$20,000.00	1.00%
Total	\$2,000,000.00	100.00%

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



II.b. The Women's Home (All Districts)

An Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and The Women's Home to extend the WholeLife Collaborative program's contract term by 12 months.

The initial Agreement provided \$307,776.00 in Housing Opportunities for Persons with Aids (HOPWA) funds for supportive services and case management to serve a minimum of 50 unduplicated HOPWA eligible households living with HIV/AIDS.

II.b. The Women's Home (All Districts)

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.

Assisted households will further their wellness and long-term resiliency goals resulting in improved housing stability and overall health.

II.b. The Women's Home (All Districts)

HCD conducted a Notice of Funding Availability (NOFA) for HOPWA services in September 2022 with the option to renew it for up to a one-year increment at the City's discretion. The Women's Home was one of the selected agencies.

The initial term was from July 1, 2023, to June 30, 2024. This First Amendment will extend the term and allow The Women's Home to utilize previously allocated funding through June 30, 2025.

II.b. The Women's Home (All Districts)

As of March 2024, The Women's Home has expended approximately 33% of their allocated funding and served 48% of their client goal.

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

III. SINGLE FAMILY

Cedrick LaSane, Assistant Director

III. Community Entrepreneurship Program (All Districts)

An Ordinance to:

(1) Deallocate \$50,000.00 each in funding from the inactive/terminated Master Contractor Agreements (MCA) for the Community Entrepreneurship Program (CEP) under the Home Repair Program by and between the City of Houston and BCB Claims Service, LLC; (2) Homebase Repairs, LLC; and FMG Construction Group, LLC; as previously allocated per (O) 2022-0308; and;

III. Community Entrepreneurship Program (All Districts)

(2) Provide additional funding of \$50,000.00 to the MCA's by and between the City and All in One Building Maintenance & Construction, LLC; Delpa Services LLC dba MCP Construction; and HCG Management, LLC dba Honesty Construction Group; and

(3) Increase the maximum contract amount of the Master Contractor Agreements.

III. Community Entrepreneurship Program (All Districts)

The CEP program handles minor repairs under HCD's Home Repair Program and provides services for eligible low-to moderate-income (LMI) homeowners to alleviate immediate threats to their health, life, and safety.

CEP contractors make repairs to single family homes with costs not to exceed \$20,000.00, unless approved by the Director.

IV. MULTIFAMILY

Ryan Bibbs, Division Manager

IV. OST Lofts Amendment (District I)

An Ordinance authorizing a First Amendment to the Loan Agreement and other Documents (First Amendment) between the City of Houston and the Tejano Center for Community Concerns, Inc. (Borrower), and DWR OST, LP (Owner),

For the construction of OST Lofts (Project), a 130-unit multifamily affordable rental housing community, per Ordinance No. 2022-989.

No additional funding is being requested from the City.

IV. OST Lofts Amendment (District I)

As part of CSD's grant funding structure, CSD will issue the grant award of \$4,030,000.00 in ARPA funds to Landlord for the sole purpose of purchasing the land on which the Project is situated from Owner.

Owner will apply the funds obtained from the land sale toward (1) closing costs, (2) the payment of its construction bridge loan with its senior lender, Amegy Bank, and (3) the payment of operating deficits due to loan conversion delays.

IV. OST Lofts Amendment (District I)

This First Amendment accommodates the Owner's plan to sell the land on which the Project is located to HCHFC OST Lofts Landowner, LLC (Landlord).

Owner will retain ownership of the buildings and equipment on the land through a Ground Lease Agreement with the Landlord.

Owner applied for and was previously awarded \$4,030,000.00 in American Rescue Plan Act (ARPA) funds from the Harris County Community Services Department (CSD).

IV. OST Lofts Amendment (District I)

Landlord and Owner will then enter a Ground Lease Agreement (Ground Lease), subject to affordability requirements, ARPA requirements and annual lease payments.

Under the Ground Lease, the Owner will retain control of the structures and assets located on the land after the land sale.

IV. OST Lofts Amendment (District I)

The Owner's intention to sell the land on which the Project is situated and enter a Ground Lease has prompted the need for this City Loan modification.

Owner approached the City to expand the coverage of the City Loan to ensure the continuity of protection for the City Loan.

Therefore, the Amendment will incorporate Owner's rights under the Ground Lease and its ownership of the buildings and equipment on the land as collateral.

V. PUBLIC FACILITIES

Sheronda Ladell, Division Manager

V. East End Maker Hub (District I)

An Ordinance authorizing a First Amendment to a Loan and Grant Agreement (Amendment) between the City of Houston and East End Maker Hub Sponsor LLC (East End),

To increase the amount of the outstanding balance of the loan made for the construction of the East End Maker Hub project by \$3,372,745.00 and eliminate the requirement for East End to make monthly 1% interest payments to the City.

V. East End Maker Hub (District I)

The East End Innovation and Maker Hub (Maker Hub) is a 307,000 square-foot warehouse located at 6501 Navigation Boulevard.

Maker Hub will facilitate economic development by providing below-market rental space for small and medium sized manufacturers and light industrial businesses in need of workspace for creative offices, studios and shops.

The project is located in the Second Ward community.

V. East End Maker Hub (District I)

On November 19, 2019, the City and the United States Department of Housing and Urban Development (HUD) entered into a Contract for Loan Guarantee Assistance Under Section 108 of the Housing and Community Development Act of 1974, as Amended, 42 U.S.C. §5308 by and between the City and HUD.

HUD agreed to guarantee a \$22,700,000.00 loan for acquisition and rehabilitation under HUD's Section 108 Guarantee program to the City for the East End project, in exchange for the City's agreement to repay the loan pursuant to the terms of the Section 108 Agreement.

V. East End Maker Hub (District I)

The City and East End previously entered into a Loan and Grant Agreement (Loan Agreement), approved pursuant to Ordinance No. 2019-0888 and executed November 13, 2019, in which the City approved a loan for the Section 108 Funds to East End, as well an additional grant of \$1,390,000.00 in CDBG funds.

In exchange, East End agreed to repay to the City a portion of the Section 108 Funds pursuant to the terms of the Loan Agreement.

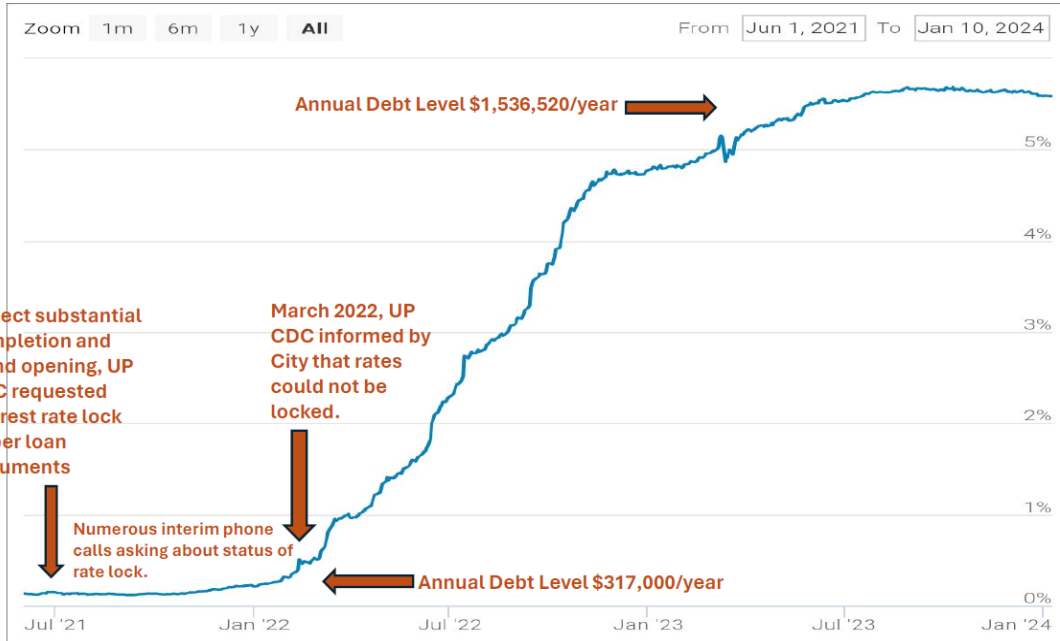
V. East End Maker Hub (District I)

Due to the current economic climate, East End has requested financial assistance to repay Section 108 interest payments required by the Loan Agreement, which the City in turn owes to HUD pursuant to the Section 108 Agreement, for a total amount of \$3,372,745.00.

V. East End Maker Hub

(District I)

LIBOR Rates History for EEMH starting with Substantial Completion



DIRECTOR'S COMMENTS

Michael Nichols, Director

Director's Comments

- **Intro/Overview**

Michael Nichols, Director

- **CDBG-DR17 Update and HCD Production Report**

Temika Jones, Assistant Director and CFO

- **HCD Project Highlights**

Michael Nichols, Director

CDBG-DR17

Contract Overview & Benchmark Progress

Temika Jones, Assistant Director and CFO

Proposed Contract Amendment 2 Update

	Contract End Date	Amendment 1 Budget	Proposed Amendment 2 Budget	Difference
Admin	Feb-25	\$ 15,000,000	\$ 15,000,000	\$ -
Buyout	Feb-25	\$ 55,800,000	\$ 55,800,000	\$ -
Economic Development	Feb-25	\$ 21,803,775	\$ 20,732,068	\$ (1,071,708)
HoAP	Aug-24	\$ 69,188,511	\$ 63,343,397	\$ (5,845,114)
Homebuyers	Aug-24	\$ 18,016,785	\$ 16,246,507	\$ (1,770,279)
Multifamily	Feb-25	\$ 370,855,752	\$ 370,855,752	\$ -
Planning	Aug-24	\$ 22,217,000	\$ 22,213,801	\$ (3,199)
Public Services	Aug-24	\$ 17,851,394	\$ 17,175,963	\$ (675,431)
Single Family	-	\$ 60,000,000	\$ 60,000,000	\$ -
Small Rental	Feb-25	\$ 13,424,373	\$ 10,588,547	\$ (2,835,826)
Grand Total		\$ 664,157,590	\$ 651,956,033	\$ (12,201,557)

(CDBG-DR17 Harvey Grant Update)

Benchmark Progress as of May 10, 2024

	Contract End Date	Revised Budget	REVISED June 30, 2024 Benchmark	Remaining to Meet 6/30/24 Revised Benchmark	% Benchmark Met	Approved
Admin	Feb-25	\$ 15,000,000	\$ -	\$ -	-	\$ 3,150,414
Buyout	Feb-25	\$ 55,800,000	\$ 41,850,000	\$ 4,687,791	89%	\$ 37,162,209
Economic Development	Feb-25	\$ 20,732,068	\$ 19,695,464	\$ 195,117	99%	\$ 19,500,347
HoAP	Aug-24	\$ 63,343,396.52	\$ 60,176,226.69	\$ 3,884,177.46	94%	\$ 56,292,049.23
Homebuyers	Aug-24	\$ 16,246,507	\$ 15,434,181	\$ (757,448)	105%	\$ 16,191,629
Multifamily	Feb-25	\$ 370,855,752	\$ 278,141,814	\$ (37,938,900)	114%	\$ 316,080,714
Planning	Aug-24	\$ 22,213,801	\$ 21,103,111	\$ 3,013,399	86%	\$ 18,089,712
Public Services	Aug-24	\$ 17,175,963	\$ 16,317,165	\$ (929,076)	106%	\$ 17,246,241
Single Family	Feb-25	\$ 60,000,000	\$ 42,000,000	\$ (2,057,980)	105%	\$ 44,057,980
Small Rental	Feb-25	\$ 10,588,547	\$ 5,294,273	\$ 15,352	100%	\$ 5,278,921
Grand Total		\$ 651,956,033	\$ 500,012,235	\$ 11,780,484		\$ 533,050,217

NOTES:

- 1 - Remaining to Meet 6/30 Revised Benchmark total sum does not include programs that have exceeded benchmark.
- 2 - Buyout program benchmarks suspended by GLO due to ongoing URA efforts.



HCD

Community Events and Outreach

Michael Nichols, 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



Covenant House Topping Out Ceremony (District C) April 16, 2024



Covenant House Topping Out Ceremony (District C) April 16, 2024



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Covenant House Topping Out Ceremony (District C) April 16, 2024



Covenant House Topping Out Ceremony (District C) April 16, 2024



Greater Houston Business Procurement Forum (District D) April 23, 2024



Greater Houston Business Procurement Forum (District D) April 23, 2024



Greater Houston Business Procurement Forum (District D) April 23, 2024



HCD Virtual Housing Resource Fair

May 8, 2024

2024 HOUSING RESOURCE FAIR

Hosted by
The City of Houston
Housing and Community
Development Department

WEDNESDAY, MAY 8, 2024
6:00PM - 7:30PM
VIRTUAL WORKSHOP
JOIN VIA MICROSOFT TEAMS
<https://bit.ly/Homeownership-Resource-Fair2024>

NEW OPPORTUNITIES FOR HOMEOWNERS

- Information about Section 8 Choice Vouchers
- Homeownership Program
- Veterans Homeownership Program
- State of Texas Homeownership Programs
- Financial Institutions Assistance Programs



HCD Virtual Housing Resource Fair

May 8, 2024

Presentations by:

City of Houston Housing and Community Development Department

Harris County Community Services Department

Houston Housing Authority

Veritex Community Bank

Agape Development

Chase Bank



Section 3 Technical Assistance Training April 24, 2024



Deed Workshop with CM Tiffany D. Thomas (District F) April 27, 2024



Deed Workshop with CM Tiffany D. Thomas (District F) April 27, 2024

WORKSHOP SCHEDULE

9:30 am – Doors open, grab breakfast, and network (10 minutes)

9:40 am – CM Welcome and introduction (5 minutes)

9:45 am – Presentation by Rice & Rice (25 minutes)

10:20 am – Presentation by COH Legal (25 minutes)

10:45 am – Break (10 minutes)

10:55 am – Presentation by DON IPS (25 minutes)

11:20 am – Presentation by DON ONE (25 minutes)

11:45 am – Break (10 minutes)

11:55 am – Presentation by HCDD (20 minutes)

12:15 pm – Presentation by HCTAO (20 minutes)

12:35 pm – Q&A and Closing Remarks (25 minutes)



Deed Workshop with CM Tiffany D. Thomas (District F) April 27, 2024



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Deed Workshop with CM Tiffany D. Thomas (District F)

April 27, 2024



HCD Kid's Meal Project

April 23, 2024



HCD Kid's Meal Project

April 23, 2024



SFHRP Key Exchange & Dedication (District B) May 1, 2024



SFHRP Key Exchange & Dedication (District B) May 1, 2024



SFHRP Key Exchange & Dedication (District B) May 1, 2024



SFHRP Key Exchange & Dedication (District B) May 1, 2024



SFHRP Key Exchange & Dedication (District B) May 1, 2024



Project Highlights

Michael Nichols, Director

Project Progress: OST Lofts 5520 Old Spanish Trail 77023 - (District I)



Project Progress: OST Lofts 5520 Old Spanish Trail 77023 - (District I)



Update: OST Lofts 5220 Old Spanish Trail, 77023 (District I)

Completion Percentage: 61%

Total Number of Units: 130

Total Restricted Units: 109 (30% - 80% AMI)

Total Project Cost: \$43,708,342.00

HCD Funding: \$19,310,000.00 (CDBG-DR17)

**Developer: Tejano Center for Community Concerns
& DWR Development Group**

Estimated Completion: November, 2024

Project Progress: Rosemary's Place Apartments 3300 Caroline - (District D)



Project Progress: Rosemary's Place Apartments 3300 Caroline - (District D)



Update: Rosemary's Place Apartments 3300 Caroline, 77004 (District D)

Completion Percentage: 55%

Total Number of Units: 149

Total Restricted Units: 149 (30% - 80% AMI)

Total Project Cost: \$42,804,048.00

HCD Funding: \$18,656,631.00 (CDBG-DR17)

Developer: Magnificat Houses, Inc.

Architect: GSM Architects

Estimated Completion: October, 2024

Project Progress: Lockwood South Apartments 735 N. Drennan, 77003 (District H)



Update: Lockwood South Apartments 735 N. Drennan, 77003 (District H)

Completion Percentage: 87%

Total Number of Units: 80

Total Restricted Units: 72 (30% - 80% AMI)

Total Project Cost: \$29,424,378.00

HCD Funding: \$9,950,000.00 (CDBG-DR17)

**Developer: Buffalo Bayou Partnership &
Brinshore Development**

Architect: Humphreys & Partners Architects, LP

Estimated Completion: July, 2024

Project Progress: Connect South 6440 Hillcroft Street, 77081 (District J)



**Update: Connect South
6440 Hillcroft Street, 77081 (District J)**

Completion Percentage: 74%

Total Number of Units: 77

Total Restricted Units: 70 (30% - 80% AMI)

Total Project Cost: \$33,568,547.00

HCD Funding: \$11,900,000.00 (CDBG-DR17)

**Developer: My Connect Community &
Brinshore Development**

Architect: Alley Poyner Macchietto Architecture, Inc.

Estimated Completion: October, 2024



Project Progress: Richmond Senior Village 5615 Richmond Ave. (District J)



Update: Richmond Senior Village 5615 Richmond Ave., 77057 (District J)

Completion Percentage: 91%

Total Number of Units: 125

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

Total Project Cost: \$35,854,830.00

HCD Funding: \$15,500,000.00 (CDBG-DR17)

Developer: Brownstone

Architect: Brownstone Architects & Planners, Inc.

Estimated Completion: June 2024

Project Progress: 2100 Memorial 2100 Memorial (District H)



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

Completion Percentage: 94%

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: May, 2024

Project Progress: Summit at Renaissance Park 12121 Greenspoint (District B)



Update: Summit at Renaissance Park 12121 Greenspoint, 77060 (District B)

Completion Percentage: 86%

Total Number of Units: 325

Total Restricted Units: 166 (30% - 60% AMI)

Total Project Cost: \$88,570,081.00

HCD Funding: \$48,594,968.00 (CDBG-DR17, HTC)

Developer: TXZNH, LLC

Architect: Forge Craft Architecture & Design

Estimated Completion: November, 2024

Project Progress: Houston Area Women's Center 3077 El Camino (District D)



Update: Houston Area Women's Center (HAWC) 3077 El Camino, 77054 (District D)

Completion Percentage: 51%

Total Number of Units: 135

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

Total Project Cost: \$33,315,616.00

HCD Funding: \$15,850,000.00 (HOME-ARP)

Developer: New Hope Housing/HAWC

Architect: GSMArchitects

Estimated Completion: November, 2024

Project Progress: The HAY Center 3131 Gulf Freeway (District I)



Update: The HAY Center 3131 Gulf Freeway, 77003 (District I)

Completion Percentage: 75%

Total Number of Units: 50

Total Restricted Units: 40 (30% - 80% AMI)

Total Project Cost: \$39,343,276.00

HCD Funding: \$5,000,000.00 (CDBG-DR17)

Developer: Harris County

Architect: Gensler Architects

Estimated Completion: June, 2024

Project Progress: Southern Palms 5300 Martin Luther King, Jr., 77021 (District D)



Project Progress: Settegast on Tommye 5404 & 5418 Tommye, 77028 (District B)



Project Progress: Sandrock Station 12100 MLK Blvd, 77048 (District D)



Project Progress: Park Vista at El Tesoro 6498 Selinsky, 77098 (District D)



PUBLIC COMMENTS