



Housing and Affordability Committee

Council Member Tiffany D. Thomas, Chair

Council Member Willie Davis, Vice Chair

Monday, August 26, 2024, at 10:00 a.m.

City Hall Council Chambers

901 Bagby, 2nd Floor, Houston, Texas 77002

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 Department (HCD) recommends Council approval of an Ordinance authorizing **Substantial Amendment 1** (Amendment) to the Houston Action Plan for Disaster Recovery – 2021 Winter Storm Plan to reallocate \$20,000,000.00 of Community Development Block Grant – Disaster Recovery 2021 (CDBG-DR21) funds from the Rental Housing Counseling and Winter Storm Home Repair Program budget line items to the Winter Storm Multifamily Affordable Rental Housing Program. (All Districts)

Michael Nichols, Director

Angela Simon, Assistant Director

III. Compliance & Grant Administration

HCD recommends Council authorize and approve a **Second Amendment** to the Community Development Block Grant Disaster Recovery Harvey (CDBG-DR17) Subrecipient Agreement (#21-134-000-C788) with the Texas General Land Office (GLO) amending the Subrecipient Agreement as follows: a) Revise the grant award from \$664,157,590.00 to an amount not to exceed \$653,555,590.00; b) Revise contractual language and reallocate programmatic funding; C) Extend the term of the Agreement for the Harvey Economic Development Program (HEDP) from August 31, 2024, to February 28, 2025. (All Districts)

Michael Nichols, Director

Kennisha London, Deputy Director

IV. Public Services

- a. HCD recommends Council approval of an Ordinance authorizing a First Amendment Agreement between the City of Houston (City) and **Career and Recovery Resources, Inc.** (Career and Recovery), extending the term of the Agreement to continue providing rapid rehousing case management and housing navigation services to a minimum of 17 households as they exit from the Community COVID Housing Program (CCHP). No additional funding is being provided. (District D)

- b. HCD recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston (City) and **West Houston Assistance Ministries** (WHAM), extending the term of the Agreement to continue to provide rapid rehousing case management and housing navigation services to a minimum of 56 unduplicated households as they exit from the Community COVID Housing Program (CCHP). No additional funding is being provided. (District F)
- c. HCD recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston (City) and **The Salvation Army** of Greater Houston (TSA), extending the term of the Agreement to continue the provision of diversion services to a minimum of 50 additional households who are at-risk for immediate homelessness. No additional funding is being provided. (All Districts)
- d. HCD recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston (City) and **Northwest Assistance Ministries** (NAM), extending the term of the Agreement to continue the provision of diversion services to a minimum of 30 additional households who are at risk for immediate homelessness. No additional funding is being provided. (All Districts)
- e. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (the Coalition), providing \$3,500,000.00 of City of Houston General funding to continue administration and operation of the **Housing Navigation Center** located at 2903 Jensen Drive, Houston, Texas 77026. (District B)
- f. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and **Goodwill Industries of Houston** (Goodwill), providing up to an additional \$175,000.00 in federal Housing Opportunities for Persons with AIDS (HOPWA) funds to support the continued operation of a job services program with supportive services for a minimum of 150 low-to-moderate households affected by HIV/AIDS. (All Districts)

Michael Nichols, Director

Melody Barr, Assistant Director

IV. **Single Family**

- a. HCD recommends Council approval of an Ordinance to (1) Ordinance amending Ordinance No. 2018-56, as amended, (1) to allocate an additional \$4,916,006.00 in Community Development Block Grant (CDBG) funds to the **Master Contractor Agreements** (Agreements) under the City of Houston (City) Home Repair Program (HRP); and (2) increase the maximum contract amount of the Agreements from \$60,869,857.65 to \$65,785,863.65. (All Districts)
- b. HCD recommends Council approval of an Ordinance authorizing an Amendment to the Loan Agreement between the City of Houston (City) and Cole Klein Builders, LLC adding up to an additional \$98,744.07, of which \$70,531.48 will be used for the **Garver Heights and Zuri Gardens** project. In addition, 10% of the construction cost (\$28,212.59) of Uptown TIRZ Series 2021 Affordable Homes Funds (Fund 2430) from the City is budgeted as a contingency and to finance a portion of the construction for a missing sanitary sewer line at Martindale Road and Mystic Sky Lane. (District H)
- c. HCD recommends Council approval of an Ordinance authorizing a Second Amendment to the “Developer Agreement (CHDO Single-Family Home Community Housing Development Program)” between the City of Houston and **Change Happens Community Development Corporation** (CDC) to: (1) Increase the maximum amount of the Agreement from \$2,100,000.00 to \$3,096,726.00; (2) Provide up to \$996,726.00 in additional Home Investment Partnerships Program (HOME) set-aside funds for construction cost increases; (3) Add two additional lots to increase the development to 10 affordable single-family homes, (4) Change provisions regarding definitions, the affordability period, and sales contracts; and (5) Allow up to \$50,000.00 for CHDO operating expenses. (Districts A & B)

- d. HCD recommends Council approval of an Ordinance authorizing an Intercreditor Agreement and Subordination Agreement (CHDO Single-Family Community Housing Development Organization Program) between the City of Houston (City) and **Heart of Houston Community Development Corporation** to: (1) subordinate the City's lien to the senior lender, Amegy Bank for bridge loan financing, (2) have Amegy Bank acknowledge that its lien is subordinate to the City's existing restrictions, and (3) establish other standard and miscellaneous terms between the parties. (District D)

Michael Nichols, Director
Cedrick LaSane, Assistant Director

V. Multifamily

- a. HCD recommends Council approval of an Ordinance authorizing \$3,000,000.00 of HOME Investment Partnerships Program (HOME) funds, for an Agreement between the City of Houston (City) and HTG Rushmore, LLC towards the construction and acquisition costs for a new multifamily apartment development to be known as **The Rushmore**, located at 800 Highway 6 South, Houston, TX 77079. (District G)
- b. HCD recommends Council approval of an Ordinance authorizing \$2,500,000.00 HOME Investment Partnerships Program (HOME) funds, for an Agreement between the City of Houston (City) and Houston DMA Housing III, LLC for the development costs of a new, affordable, multifamily apartment complex known as **Boulevard 61** to be located at 6101 Richmond Avenue, Houston, TX 77057. (District J)
- c. HCD recommends adoption of a Resolution approving the issuance and sale by the Houston Housing Finance Corporation (**HHFC**) ("Issuer") of tax-exempt revenue bonds to finance the acquisition and rehabilitation costs of **Alcott Village** (formerly known as Summit at Bennington Apartments), located at 6767 Bennington Street, Houston, TX 77028 ("Project"). (District B)
- d. HCD recommends adoption of a Resolution approving the issuance and sale by **HHFC** ("Issuer") of tax-exempt revenue bonds to finance the acquisition and construction costs of **EMLI at Mesa Gardens**, located at approximately 10199 Mesa Drive, Houston, Texas 77078 ("Project"). (District B)

Michael Nichols, Director
Ryan Bibbs, Deputy Assistant Director

VI. Director's Comments, Michael Nichols

Houston Housing Authority Presentation on HHA and Public Finance Corporations (PFC's)

VII. Public Comments