



Tuesday, September 17, 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 1) The submission of the Amended 2024 Annual Action Plan to HUD, which includes a special allocation of \$1,000,000.00 in Emergency Solutions Grants called Rapid Unsheltered Survivor Housing funding (ESG-RUSH), 2) The execution of the grant agreement between the City of Houston and HUD for the grant by the Mayor, or the Mayor's designee and 3) The execution of related forms and documents for the grants by the Mayor, or the Mayor's designee. (All Districts)

Michael Nichols, Director

Angela Simon, Assistant Director

III. Public Services

- a. HCD recommends Council approval of an Ordinance authorizing the City of Houston to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA) and accept \$1,153,871.00 of Fiscal Year 2025 Texas Homeless Housing Services Program (HHSP) General Set-Aside funds. (All Districts)
- b. HCD recommends Council approval of an Ordinance authorizing the City of Houston to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA) and accept \$400,342.00 of Fiscal Year 2025 Texas Homeless Housing Services Program (HHSP) Youth Set-Aside funds. (All Districts)
- c. HCD recommends Council approval of an Ordinance authorizing a Fourth Amendment to the Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition), providing up to \$580,791.00 of Fiscal Year 2025 (FY25) Homeless Housing and Services Program (HHSP) funding for the continued operation of the Housing Navigation Center located at 2903 Jensen Drive, Houston, Texas 77026. (District B)
- d. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston and Wesley Community Center, Inc. of Texas (Wesley), providing up to an additional \$250,000.00 in Community Development Block Grant (CDBG) funds to support case management and employment services for a minimum of 200 unduplicated low-to-moderate income individuals living in Houston. (District H)

Michael Nichols, Director

Melody Barr, Assistant Director

IV. Multifamily

HCD recommends Council approve a Resolution of Approval for three Houston Housing Authority Public Facility Corporations seeking tax exemptions for three mixed-income multifamily housing developments to include Allora Med Center, Ariza Park Row and Orem Circle (Districts A, D, K).

Michael Nichols, Director

Ryan Bibbs, Deputy Assistant Director

V. Director's Comments, Michael Nichols

VI. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 09/18/2024

District ALL

Item Creation Date: 9/4/2024

HCD24-87

Authorizing submission
of the Amended 2024 Annual Action Plan
Agenda Item: II.

Background:

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

- 1) The submission of the Amended 2024 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), which includes an application for a special allocation of Emergency Solutions Grants called Rapid Unsheltered Survivor Housing funding (ESG-RUSH), a rapid response program to address homelessness by filling in federal assistance gaps in communities hit by disasters. The application includes a total of \$1,000,000.00 in ESG-RUSH funding.
- 2) The execution of the grant Agreement between the City of Houston and HUD for the grant by the Mayor, or the Mayor’s designee.
- 3) The execution of related forms and documents for the grants by the Mayor, or the Mayor’s designee.

The City of Houston was impacted by both the Houston Derecho, a Presidentially declared disaster on May 17, 2024 (DR-4781-TX), and Hurricane Beryl, a Presidentially declared disaster dated July 9, 2024 (DR-4798-TX). In response, on August 28, 2024, HUD announced the availability of ESG-RUSH funding in the amount of \$1,000,000.00 for the City of Houston. This funding will be used to provide rapid re-housing (housing subsidies and case management) for up to 37 individuals experiencing homelessness.

HCD proposed to budget the \$1,000,000.00 in ESG-RUSH funding for the following eligible activities:

| Emergency Solutions Grants Rapid Unsheltered Survivor Housing (ESG-RUSH) | | |
|--|-----------------------|---------------|
| Rapid Re-Housing | \$925,000.00 | 92.5% |
| Administration | \$75,000.00 | 7.5% |
| TOTAL | \$1,000,000.00 | 100.0% |

HUD has the authority to reduce citizen participation requirements when a disaster strikes. To expedite the awarding of ESG-RUSH funds and rapidly provide homeless assistance, HUD has waived consultation and citizen participation requirements for this allocation of ESG-RUSH. However, a summary of these changes can be found on HCD’s website. To access this funding, the City must submit an amendment to the 2024 Annual Action Plan no later than September 27, 2024.

Fiscal Note:

No fiscal note is required for grant items.

The Housing and Affordability Committee Chair was briefed on this item on September 11, 2024 and it was reviewed by the Housing and Affordability Committee on September 17, 2024.

Michael Nichols, Director

Prior Council Action

6/12/2024 (O) 2024-421

Amount of Funding:

\$1,000,000.00 (to be received) – Federal Government – Grant Fund – (5000)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/2/2024

District All

Item Creation Date: 9/5/2024

HCD24-91

Texas Department of Housing and Community Affairs
Homeless Housing Services Program Grant General Set-Aside
Agenda Item: III.a.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing the City of Houston (City) to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA) and accept \$1,153,871.00 of Fiscal Year 2025 Texas Homeless Housing Services Program (HHSP) General Set-Aside funds.

The General allocation must be used by the City on activities eliminating and/or preventing homelessness. Specifically, allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; operations of emergency shelters; or other homelessness-related activities as approved by the TDHCA.

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session. Through HHSP, the state provides funding to the nine (9) largest cities in Texas in support of services to individuals and families that are homeless or at-risk of homelessness. Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.

An Ordinance allocating the HHSP General Set-Aside funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

Fiscal Note:

No Fiscal Note is required on grant items.

The Housing and Affordability Committee Chair was briefed on this item on September 11, 2024 and it was reviewed by the Housing and Affordability Committee on September 17, 2024.

Michael Nichols, Director

Prior Council Action:

8/14/2024 (O) 2024-593

Amount of Funding:

\$1,153,871.00 State - Grant Fund (Fund 5010)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/2/2024

District All

Item Creation Date: 9/5/2024

HCD24-89

Texas Department of Housing and Community Affairs
Homeless Housing Services Program Grant Youth Set-Aside
Agenda Item: III.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance that authorizes the City of Houston (City) to execute a contract with the Texas Department of Housing and Community Affairs (TDHCA) accepting \$400,342.00 of Fiscal Year 2025 Texas Homeless Housing Services Program (HHSP) Youth Set-Aside funds.

The youth set-aside must be used by the City on activities eliminating and/or preventing homelessness in youth-headed households. Specifically, allowable activities include essential services, street outreach and transitional living for persons experiencing homelessness in youth-headed households; provision of direct services and case management to persons experiencing homelessness in youth-headed households; or other homelessness-related activities as approved by the TDHCA.

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session. Through HHSP, the state provides funding to the nine (9) largest cities in Texas in support of services to individuals and families that are homeless or at-risk of homelessness. Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.

An Ordinance allocating the HHSP Youth Set-Aside funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

Fiscal Note:

No Fiscal Note is required on grant items.

The Housing and Affordability Committee Chair was briefed on this item on September 11, 2024 and it was reviewed by the Housing and Affordability Committee on September 17, 2024.

Michael Nichols, Director

Prior Council Action:

8/14/2024 (O) 2024-593

Amount of Funding:

\$400,342.00 State – Grant Fund (Fund 5010)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/23/2024

District B

Item Creation Date: 9/5/2024

HCD24-90

Coalition for the Homeless of Houston/Harris County

Housing Navigation Center Operations

Agenda Item: III.c.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Fourth Amendment to the Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition), providing up to \$580,791.00 of Fiscal Year 2025 (FY25) Homeless Housing and Services Program (HHSP) funding for the continued operation of the Housing Navigation Center located at 2903 Jensen Drive, Houston, Texas 77026.

The City partnered with the Coalition to operate the Housing Navigation Center, which temporarily houses individuals living on the streets, including those from encampments selected for decommissioning, and assists placing them into permanent housing. Potential clients must be referred to and transported by homeless agencies and/or first responders to enter and utilize on-site services.

The Coalition, through a selected subrecipient, manages the operations, administration and reporting for the Housing Navigation Center. The facility provides bridge beds for 200 clients annually to stay during the housing process. “Bridging” is the time from housing assessment to placement into permanent housing. HHSP funding will support eligible shelter operations, such as but not limited to, food, supplies, staff costs and security services. Regulations pertaining to use of the previously approved Community Development Block Grant – CARES Act (CDBG-CV) funds for operations do not allow for the purchase of food. HHSP funding will assist in providing three meals a day to clients residing at the facility.

| CATEGORY | AMOUNT | TOTAL | PERCENT |
|-----------------|---------------------|---------------------|----------------|
| Program | \$580,791.00 | \$580,791.00 | 100.00% |
| Administration | \$0.00 | \$0.00 | 0.00% |
| Total | \$580,791.00 | \$580,791.00 | 100.00% |

The current Agreement term expires on January 31, 2025, and is not being extended with this amendment. There were no findings during the last annual compliance monitoring and the agency has expended approximately 88% of allocated funds through June 2024. The Coalition has received funding through the City for various grants since 2005.

Fiscal Note:

No Fiscal Note is required on grant items.

The Housing and Affordability Committee Chair was briefed on this item on September 11, 2024 and it was reviewed by the Housing and Affordability Committee on September 17, 2024.

Michael Nichols, Director

Prior Council Action:

2/15/2023 (O) 2023-111; 9/14/2022 (O) 2022-713; 8/30/2023 (O) 2023-692; 4/3/2024 (O) 2024-197

Amount of Funding:

\$580,791.00.00 State – Grant Funded (5010)

Contact Information:

Roxanne Lawson,
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/9/2024

District: H

Item Creation Date: 8/2/2024

HCD24-76

Wesley Community Center, Inc. of Texas

Agenda Item: III.d.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and Wesley Community Center, Inc. of Texas (Wesley), providing up to an additional \$250,000.00 in Community Development Block Grant (CDBG) funds to provide case management and employment services to a minimum of 200 unduplicated low-to-moderate income individuals living in Houston.

Employment services may include job training and education such as beginning and advanced Bridge Classes in healthcare and career tracks requiring certification. By providing these services, Wesley will help participants increase their stability and obtain the resources they need to successfully gain and maintain employment.

| CATEGORY | AMOUNT | PERCENT |
|------------------------|---------------------|----------------|
| Program Services | \$212,694.00 | 85.08% |
| Program Administration | \$37,306.00 | 14.92% |
| Total | \$250,000.00 | 100.00% |

HCD conducted a Notice of Funding Availability (NOFA) for CDBG services in December 2022 with a one-year renewal option, at the City’s discretion. Wesley was one of the selected agencies. The original Agreement provides funding from November 1, 2023, through October 31, 2024. The First Amendment will provide funding through October 31, 2025.

As of June 2024, Wesley has achieved 47% of its annual client goal and expended approximately 64% of funding. Wesley has received funding through the City for various agreements since 2022 and had no findings on the last compliance monitoring.

Fiscal Note:

No Fiscal Note is required on grant items.

The Housing and Affordability Committee Chair was briefed on this item on September 11, 2024 and it was reviewed by the Housing and Affordability Committee on September 17, 2024.

Michael Nichols, Director

Prior Council Action:

10/25/2023 (O) 2023-880

Amount of Funding:

\$250,000.00 Federal Government - Grant Fund (5000)

Contact Information:

Roxanne Lawson
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/25/2024

District – A, D, & K

Item Creation Date: 8/30/2024

HCD24-88

HHA PFC Resolution of Approval

Agenda Item IV.

Background:

The Housing and Community Development Department (HCD) recommends Council approve a Resolution of Approval for three Houston Housing Authority Public Facility Corporations seeking tax exemptions for the multifamily mixed-income housing developments listed below:

| Development Name | Development Address | Council District | Construction Type | Target Population |
|-------------------------|---|-------------------------|--------------------------|--------------------------|
| Allora Med Center | 10201 Main St, 77025 | K | New | Family |
| Ariza Park Row | 1100 Blackhaw St, 77079 | A | New | Family |
| Orem Circle | 12781 Martin Luther King Blvd, 77048 | D | New | Family |

Chapter 303 of the Texas Local Government Code provides that an exemption from property taxation for multifamily residential developments must meet certain requirements. To obtain the exemption, the development must be approved by the governing body of the municipality in which the development is located.

HCD has performed a threshold review and recommends a Resolution of Approval for the following reasons:

- Allora Med Center – low poverty
- Ariza Park Row – low poverty
- Orem Circle – Gulfgate TIRZ

The Houston Housing Authority will hold a public hearing for the PFCs listed above on October 15, 2024.

The Housing and Affordability Committee Chair was briefed on this item on September 11, 2024 and it was reviewed by the Housing and Affordability Committee on September 17, 2024.

Michael Nichols, Director

Contact Information:

Roxanne Lawson

(832) 394-6307