



Houston City Council
Housing and Community Affairs Committee

Mike Laster (Chair)

Robert Gallegos (Vice Chair)

Dwight A. Boykins - David W. Robinson - Michael Kubosh

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Tuesday, December 17, 2019, 10:00 AM
City Hall Council Chambers

I. Call to Order/Welcome – Council Member Mike Laster, Chair

II. Public Services

- a) The Housing and Community Development Department (HCDD) recommends Council approval of an ordinance providing SEARCH Homeless Services with \$1,112,789.00 in Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17) - Harvey Public Services funds for critical housing services; comprehensive case management and Integrated Care Permanent Supportive Housing Services. (Districts D, H & I)
- b) HCDD recommends Council approval of an ordinance authorizing up to \$400,000.00 in CDBG-DR17 funds to Educational Programs Inspiring Communities for job training and transportation services for developmentally disabled adults through the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) program. (District C)
- c) HCDD recommends Council approval of a first contract amendment, extending the contract between the City of Houston and Educational Programs Inspiring Communities and providing up to \$200,000.00 CDBG funds for the administration and operation of the H.E.A.R.T. job training program serving developmentally disabled adults. (District C)
- d) HCDD recommends Council approval of a first contract amendment, extending a contract between the City of Houston and Healthcare for the Homeless-Houston (HHH) and providing up to \$170,000.00 in CDBG funds to operate the Project Access homeless transportation program, offering year-round transportation services to essential health and social service resources for homeless persons. (All Districts)
- e) HCDD recommends Council approval of a Contract between the City of Houston and Brentwood Economic Community Development Corp, (dba Brentwood Community Foundation) providing up to \$650,789.10 in Housing Opportunity for Persons With AIDS (HOPWA) funds for a community residence and emergency rental assistance program with supportive services for low-income individuals and families living with HIV/AIDS. (District K)
- f) HCDD recommends Council approval of a Second Contract Amendment between the City of Houston and the Coalition for the Homeless of Houston and Harris County (Coalition), providing up to \$1,120,843.00 in HHSP, ESG funds and TIRZ funds, for the management and financial oversight of multiple vendor agencies providing case management and navigation services for homeless individuals and families. (All Districts)

- Tom McCasland, Director, Housing and Community Development Department
- Melody Barr, Deputy Assistant Director

III. Multifamily

- a) Updates to the Guidelines governing 2020 Housing Tax Credit Resolutions
- b) Overview of Notice of Funding Availability for CDBG DR-17 Multifamily Developments
 - Tom McCasland, Director, Housing and Community Development Department
 - Ray Miller, Assistant Director

IV. Public Comments

V. Director's Comments

- Tom McCasland, Director, Housing and Community Development Department



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/15/2020

District: D, H, I

Item Creation Date: 10/28/2019

HCD19-132

SEARCH Homeless Services, Inc.

Harvey Public Services

Agenda Item: II.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services, Inc. (SEARCH), providing up to \$1,112,789.00 in Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17) funds for the administration and operation of a critical housing services program.

SEARCH will provide critical housing services to a minimum of 160 low-to-moderate income individuals affected by homelessness including, but not limited to:

- Comprehensive Case Management Services
- Permanent Supportive Housing Services

Category	Contract Amount	Percentage
Program Administration	\$114,703.61	10.31%
Program Services	\$998,085.40	89.69%
Total	\$1,112,789.00	100%

CDBG-DR17 funds represent 33% of the total project budget. HCDD conducted a Notice of Funding Availability for CDBG-DR17 – Harvey Public Services contracts for fiscal year 2020, with a one-year renewal option. SEARCH Homeless Services was one of the providers selected. The contract term is February 1, 2020 – January 31, 2021. SEARCH Homeless Services began receiving funds through the City in 1996; this is their first Disaster Recovery contract.

*Hurricane Indirect Tie Back: The homeless community was impacted by Hurricane Harvey – as the streets were completely underwater and the homeless system was shut down. In August 2017 Hurricane Harvey hit Southeast Texas bringing historic flooding and unprecedented impacts on affordable housing. The Houston Housing Authority reported damage to nearly 5,800 affordable housing units in its inventory. Nearly 18% of unsheltered individuals at the time of the Homeless Count & Survey reported that they became homeless due to Hurricane Harvey, whether it was their first time homeless or not. Rehousing of individuals who were homeless prior to the disaster slowed by 42%.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 17, 2019.

Tom McCasland, Director

Amount of Funding:

\$1,112,789.00 Federal Government - Grant Funded (5030)

Contact Information:

Roxanne Lawson
832-394-6182



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 01/15/2020
District C
Item Creation Date: 12/3/2019

HCD19-131
Educational Programs Inspiring Communities
H.E.A.R.T. Program
Agenda Item: II.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an ordinance authorizing a contract between the City of Houston and Educational Programs Inspiring Communities for the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) program, providing up to \$400,000.00 in Community Development Block Grant – Disaster Recovery 2017 (CDBG-DR17) funds for the following services:

1. Job Training Program for individuals with intellectual and/or developmental disabilities (IDD);
2. Transportation services to job training sites for program participants.

The H.E.A.R.T. program will provide services to a minimum of 80 low-to-moderate income individuals with IDD, residing in the City of Houston. CDBG-DR funds will support training instructors, a special education teacher, and administrative costs.

Category	Contract Amount	Percentage
Program Administration	\$47,164.34	11.79%
Program Services	\$352,835.66	88.21%
Total	\$400,000.00	100.0%

CDBG-DR funds represent approximately 37% of the total cost of this activity. HCDD conducted a Notice of Funding Availability for CDBG-DR17 – Harvey Public Services contracts for fiscal year 2020, with a one-year renewal option. Educational Programs Inspiring Communities was one of the providers selected. The term of this contract will be February 1, 2020 - January 31, 2021. H.E.A.R.T. has received CDBG funding through the City of Houston for various contracts since 2005; this is their first Disaster Recovery contract.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 17, 2019.

*Harvey Indirect Tieback: Job training services help program participants gain financial independence and build resiliency against future natural disasters. The Natural Hazards Center states that Hurricane Harvey affected approximately six million people in the Houston area, including people living with mobility, sensory, cognitive, and mental health disabilities. Texas' disability rate is 187%, meaning more than one million individuals with disabilities were affected.

Tom McCasland Director

Amount of Funding:

\$400,000.00 Federal Government - Grant Funded (5030)

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 01/15/2020
District C
Item Creation Date: 12/2/2019

HCD19-129
Educational Programs Inspiring Communities
Housing Entrepreneurial and Readiness Training Program
Agenda Item: II.c.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment, extending a contract between the City of Houston and Educational Programs Inspiring Communities for the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) program, and providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds for the administration and operation of a job training program for developmentally disabled adults.

H.E.A.R.T. will continue to provide special education, job training, transportation, and supportive services to 42 low- to moderate-income adults diagnosed with developmental disabilities. This CDBG funding will support a special education certified teacher, job training instructors, program manager, training facility, and administration costs of the program.

By participating in the H.E.A.R.T. training program, participants will receive a customized training curriculum consisting of life skills, social skills, job readiness, hands-on training, on-the-job training, classroom training, and community-based vocational instruction. H.E.A.R.T. receives funding from the Federal Transit Administration in the amount of \$100,540.00, and the Texas Council on Developmental Disabilities in the amount of \$125,000.00 to support this program. CDBG funds represent 46% of the program cost.

Category	Contract Amount	Percentage
Program Administration	\$24,000.00	12.0%
Program Services	\$176,000.00	88.0%
Total	\$200,000.00	100.0%

HCDD conducted a Request for Proposals (RFP) for CDBG contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. Educational Programs Inspiring Communities has received CDBG funding through the City of Houston for various contracts since 2005. The term of this contract is February 1, 2020 - January 31, 2021.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 17, 2019.

Tom McCasland Director

Prior Council Action:

1/22/2019 (O) 2019-45

Amount of Funding:

\$200,000 Federal Government Grant Funded 5000

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/15/2020

District ALL

Item Creation Date: 11/19/2018

HCD19-128

Healthcare for the Homeless-Houston

Agenda Item: II.d.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a first contract amendment to extend a contract between the City of Houston and Healthcare for the Homeless-Houston (HHH) and providing up to \$170,000.00 in Community Development Block Grant (CDBG) funds to operate the Project Access homeless transportation program. Project Access offers transportation services to homeless persons Monday through Friday, from 7 a.m. to 5 p.m., 52 weeks a year, enabling them to access essential health and social services.

Project Access utilizes a 40-passenger wheelchair accessible bus traveling a scheduled route with stops at 21 services providers. The requested funding will provide transportation for a minimum of 2,700 homeless persons, totaling more than 31,000 trips annually. HHH is adding a community health worker to serve as a resource for riders, collect data, act as a liaison with other homeless services providers, and serve as the face of the program to promote ridership and improve outreach.

HCDD conducted a Request for Proposals for Public Service contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. HHH was one of the agencies selected. This first contract amendment provides funding through January 31, 2021. HHH has received CDBG funding through the City of Houston for various contracts since 2003.

Category	Contract	Percentage
Program Administration	\$0.00	0.00%
Program Services	\$170,000.00	100.0%

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on December 17, 2019.

Tom McCasland, Director

Prior Council Action:

1/22/2019 (O) 2019-44

Amount of Funding:

\$170,000.00

Federal Government – Grant Funded 5000

Contact Information:

Roxanne Lawson

832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/22/2020

District K

Item Creation Date: 12/2/2019

HCD19-130

Brentwood Community Foundation

Agenda Item: II.e.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a Contract between the City of Houston and Brentwood Economic Community Development Corp, dba Brentwood Community Foundation (Brentwood), providing up to \$650,789.10 in Housing Opportunity for Persons With AIDS (HOPWA) funds for the administration and operation of a community residence and an emergency rental assistance program, with supportive services, for low-income individuals/families living with HIV/AIDS.

The City will grant Brentwood up to \$650,789.10 in HOPWA funds. This project will assist up to 498 low-income households affected by HIV/AIDS with rental assistance, budget counseling, and supportive services. Brentwood operates an 18-unit transitional housing facility for men living with HIV/AIDS. Through its rental assistance programs, Brentwood provides rental subsidies to help participants at risk of becoming homeless obtain emergency housing assistance. Brentwood also provides case management, professional counseling, a substance abuse program and nutritional services.

Category	Contract Amount	Client Goal	Percentage
Program Administration	\$41,116.60	--	6.3%
Program Services	\$142,485.28	135	21.9%
STRMUA	\$371,267.22	338	57.0%
Operations: Community Residence	\$95,920.00	25	17.8%
Total	\$650,789.10	498	100.00%

HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. The term of this contract will be February 1, 2020-January 31, 2021. Brentwood was one of the agencies selected. Brentwood has received HOPWA funding through the City of Houston for various contracts since 1995.

No Fiscal Note is required on grant items. This item was reviewed by the Housing & Community Affairs Committee on December 17, 2019.

Tom McCasland, Director

Prior Council Action:

1/14/2019 (O) 2019-43

Amount of Funding:

\$650,789.10 Federal Government – Grant Funded 5000

Contact Information:

Roxanne Lawson, 832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/22/2020
District All
Item Creation Date: 11/26/2019

HCD19-133
Coalition for the Homeless CMI
Agenda Item: II.f.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Second Contract Amendment between the City of Houston and Coalition for the Homeless of Houston and Harris County (Coalition), providing up to \$302,777.00 in HHSP funds, \$714,178.00 in ESG funds and \$103,888.00 in TIRZ funds, for a total of \$1,120,843.00, to provide management and financial oversight of multiple vendor agencies for case management and navigation services for homeless individuals and families. The Coalition will deliver the following program services:

- (1) Conduct a Request for Proposals process selecting providers of Case Management services;
- (2) Negotiate contracts with providers;
- (3) Process reimbursement requests;
- (4) Monitor performance and compliance with HUD regulations; and
- (5) Provide technical and management assistance and training.

The City provides 25% of the budget for this program and the remaining 75% is from other funding sources.

Category	Contract Amount	Percent
Program Administration	\$103,888.00	9.27%
Program Services	\$957,466.00	93.68%
Total	\$1,120,843.00	100.00%

The Coalition has been granted the designation of Case Management Intermediary for the calendar years 2019 and 2020 by The Way Home Continuum of Care Steering Committee. As such, the Coalition is a sole source agency providing the work of the CMI. This second contract amendment provides funding through January 31, 2021.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on December 17, 2019.

Tom McCasland, Director

Amount of Funding:

\$714,178.00 Federal Government – Grant Fund (5000)
\$302,777.00 State - Grant Funded (5010)
\$103,888.00 TIRZ Affordable Housing Fund (2409)

Prior Council Action:

1/30/2019 (O) 2019-0057; 8/12/2019 (O) 2019-0616

Contact Information:

Roxanne Lawson
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2020 MULTIFAMILY PRIORITIES FACT SHEET

Agenda Item: III.a.

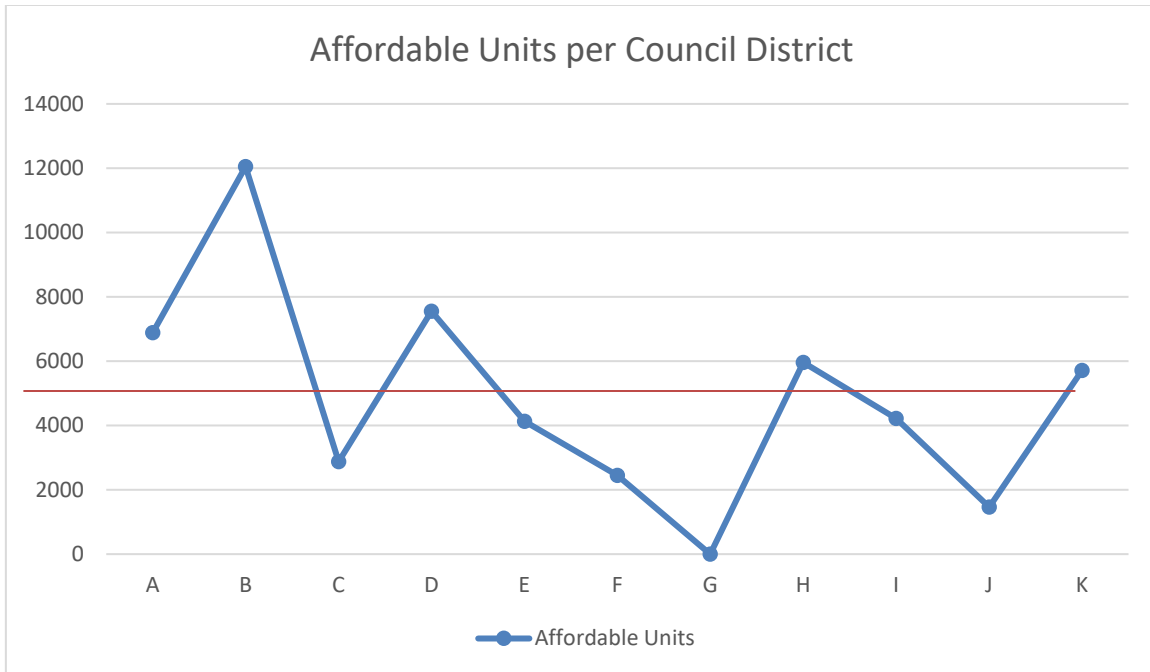
Priorities Summary

The Housing and Community Development Department (HCDD) has promoted several initiatives within its annual Multifamily Priorities to promote an equitable approach to deliver affordable housing in Houston. These initiatives include prioritizing factors to ensure we are meeting standards to affirmatively further fair housing. These factors include leveraging existing programs to promote revitalization within Concerted Revitalization Areas, promoting areas of low poverty concentration and high performing schools, prioritizing sites that support Transit Oriented Developments (TOD) and promote access to mass transportation options, preservation of existing affordable housing and other initiatives.

In 2020, the City of Houston is being provided an opportunity to increase its affordable housing stock and prioritize certain areas located within the city. This document represents revisions in HCDD's assessment for requests for resolutions in order to promote equitable distribution of the resources available to finance affordable housing throughout the city. These principals will apply for the purposes of direct funding provided by HCDD and endorsement through the issuance of a Resolution of Support or No Objection. Overall, HCDD will support Equitable Distribution.

Overview

The guiding principle of this revision is to equitably disperse assisted multifamily developments throughout Houston as it aims to create greater housing choice. HCDD reviewed the concentration of the existing affordable housing stock located within the 11 council districts. The purpose of the equitable distribution strategy is to prioritize council districts which represent a lower than average supply of existing housing stock to service the residents of the city. The schedule below reflects the current distribution of affordable stock throughout the 11 districts.



Disclaimer:

All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

- HCDD will designate a targeted maximum of two (2) newly constructed affordable housing transactions to be supported within each council district.
- In Council Districts A, B, D, H, and K, endorsements will only be given to applications located in recognized CRAs with approved Concerted Revitalization Plans (CRP).
- HCDD will prioritize one additional application for consideration within underserved Council Districts for that year. Council Districts C, E, F, G, I, & J will receive one additional transaction based on the below average number of existing affordable units within the district.

Exclusions

- Consideration will be given to proposed rental projects that target a specific population. These types of housing projects serve a special client base and are not geographically oriented as are the general multifamily housing stock and should not be placed in the same category as all other subsidized multifamily housing. Examples of housing for specialized populations include disabled, homeless, transitional housing and permanent supportive housing.
- The limitation will not apply to repair, rehabilitation or reconstruction of developments that do not add to the existing affordable housing stock in the district. However, rehabilitations converting market rate units to affordable housing will be covered by this limitation.

Competitive Evaluation

Based on the competitive nature of the criteria provided, competing applications located within council districts will be evaluated based on several factors in making their determination as to which application will receive prioritization. These factors are not listed in any order and will be reviewed on a combined basis.

- The development selected to receive HCDD competitive funds (HOME, CDBG, TIRZ) by HCDD
- Poverty concentration of census tract within competing sites. Lower poverty concentration will prioritize an application.
- Elementary, Middle and High School ratings of competing sites as assessed by Children at Risk.
- Access to public transportation as measured from the development site's distance from the closest high frequency public transportation stop.
- Proposed development is Permanent Supportive Housing and/or housing serving the special needs populations.
- Placement of an onsite resident service coordinator.
- Composition of unrestricted market rate units.
- Likelihood to receive other financing.

2 Mile Same Year Rule Waiver

As required by Tex. Gov't Code §2306.6711(f), TDHCA staff will not recommend a 9% HTC award to development sites located less than 2 miles from the proposed site of another 9% application within the same calendar year. Commencing in 2020, the city of Houston will be eligible to provide a waiver of the so-called 2 Mile Rule. HCDD will submit waiver requests to city council for developments receiving a Resolution of Support from the City of Houston with consideration of certain factors:

- Target Population - Developments serving different populations (i.e. seniors, family, permanent supportive housing)
- Distinct Neighborhoods – Distinction of neighborhoods may be created by natural/manmade barriers or separate revitalization areas recognized by HCDD