

Housing & Community Affairs Meeting: February 18, 2014

Housing and Community Development Department (HCCD) Proposed Agenda Items

Housing and Community Development presentations:

A. HOPWA Public Services & Public Facilities

To Review and possible authorize:

1. An ordinance authorizing the use of \$324,416 in federal HOPWA funds for a contract between the City of Houston and Houston Help, Inc., for the administration and operation of a HOPWA community residence with supportive services for individuals/families affected by HIV/AIDS.
2. An ordinance authorizing the use of \$196,500 in federal HOPWA funds for a contract between the City of Houston and the Association for the Advancement of Mexican Americans, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.
3. An ordinance authorizing the execution of a contract between the City of Houston and Brentwood Economic Community Development Corp., providing \$468,342 of HOPWA funds for the operation and administration of a community residence and a rental assistance program (with supportive services) for families affected by HIV/AIDS.
4. An ordinance authorizing the use of \$150,000 in federal HOPWA funds for a contract between the City of Houston and Goodwill Industries of Houston, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.
5. An ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$2,167,908 in ESG and CDBG funds for the administration and operation of the City's Emergency Solutions Grants Program.
6. An ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$500,000 in CDBG funds for the administration and operation of the City's Juvenile Delinquency Prevention Program.

7. An ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$500,000 in CDBG funds for the administration and operation of the City's Child Care Program.
8. An ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services, providing \$209,963 in CDBG funds for the administration and operation of the Resource Center and Mobile Outreach Program.
9. An ordinance authorizing a contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting \$1,387,651 in State Homeless Housing and Services Program serving the City's homeless and at-risk populations.

Presenter: Melody Barr

B. Commercial

10. An ordinance to amend a Land Use Restriction Agreement between the City of Houston and 2013 Houston Sunnyside Street, LLC, which will reduce the number of restricted units and will reduce the term of the restrictions.
11. An Ordinance authorizing and approving a \$3,000,000 Loan Agreement of federal funds between the City of Houston and NHPF/UA LLC for renovation of Cleme Manor – 284-unit affordable housing community located at 5300 Coke Street.
12. Authorizing a state required Resolution of No Objection, enabling the sponsors of Cleme Manor (an apartment complex which serves low to moderate income individuals in the Fifth Ward) to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs.
13. Authorize a state required Resolution of No Objection, enabling 2010 North Main (a proposed affordable, mixed-income, transit oriented housing community) to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs.
14. Ordinance authorizing the execution of GLO Contract No. 14-236-000-8329 related to Hurricanes Dolly and Ike Round 2.2 Non-Housing Grant Agreement (GLO Contract); and acceptance of the grant award in the amount of \$26,112,539.00 from the Texas General Land Office.

Presenter: Eta Paransky

15. An ordinance approving an Interlocal Agreement between the City of Houston and the Redevelopment Authority (RA) of Tax Increment Reinvestment Zone 21 (TIRZ) for an amount not to exceed \$15,000,000 of Disaster Recovery Round 2 Infrastructure funds to improve drainage and street infrastructure in the Near Northside neighborhood.

Presenter: Eta Paransky

C. Public Facilities and Economic Development

16. An ordinance approving and authorizing an Agreement between the City of Houston and the Houston Redevelopment Authority, providing up to \$1 million of Community Development Block Grant funds for economic development activities.
17. An ordinance approving and authorizing an Agreement between the City of Houston and Houston Business Development, Inc. (HBDI) to provide \$2,000,000 in Community Development Block Grant (CDBG) Economic Development funds to increase and expand economic development activities.

Presenter: Chris Butler

D. Land Assemblage Redevelopment Authority (LARA)

18. An ordinance authorizing and approving a Third Amendment to the Urban Redevelopment Interlocal Agreement with the Land Assemblage Redevelopment Authority (LARA) and other Local Taxing Units.

Presenter: Stephen Tinnermon

SUBJECT: An Ordinance authorizing the use of \$324,416 in federal HOPWA funds for a contract between the City of Houston and Houston Help, Inc., for the administration and operation of a HOPWA community residence with supportive services for individuals/families affected by HIV/AIDS.	Category	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 1/29/14	Agenda Date
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DIRECTOR'S SIGNATURE:	Council Districts affected: District D
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: Approval of an Ordinance authorizing the use of \$324,416 in federal HOPWA funds for a contract between the City of Houston and Houston Help, Inc., for the administration and operation of a HOPWA community residence with supportive services for individuals/families affected by HIV/AIDS.

Amount of Funding: <p style="text-align: center;">\$324,416</p>	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund Other
 Housing Opportunities for Persons with AIDS (HOPWA)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and Houston Help, Inc. to finance the administration and operation of a Housing Opportunities for Persons with AIDS (HOPWA) community residence with supportive services.

This 12-month Agreement will provide \$324,416 of HOPWA funds for housing assistance and supportive services to approximately 50 HOPWA-eligible households and 115 individuals. Houston Help, Inc. operates a community residence and provides transitional housing and supportive services for persons affected by HIV/AIDS. Supportive services include: (1) child care; (2) counseling; (3) case management; (4) life skills training; (5) job search assistance; and (6) nutritional services. Operating costs will include property management, utilities, property insurance, and other costs. This grant provides 40% of the total funding for this project.

Category	Total Contract Amount	Percent
Administrative	\$5,562	1.71%
Supportive Services	\$118,204	36.44%
Operating Costs	\$200,650	61.85%
Total	\$324,416	100%

HCDD conducted a Request for Proposals (RFP) for HUD program year 2013/fiscal year 2014, for HOPWA contracts. Houston Help, Inc. was one of the agencies selected. This Contract will provide funding for a twelve month period, from March 1, 2014 – February 28, 2015, with a one year renewal option at the City's request. Houston Help began receiving HOPWA funds through the City in 1998.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR:EP:MB:RLJ

cc: City Attorney
 Mayor's Office
 City Secretary
 Finance and Administration

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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SUBJECT: An Ordinance authorizing the use of \$196,500 in federal HOPWA funds for a contract between the City of Houston and the Association for the Advancement of Mexican Americans, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

Category	Page 1 of 1	Agenda Item #
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FROM:
Neal Rackleff, Director
Housing and Community Development Department

Origination Date 1/29/14	Agenda Date
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DIRECTOR'S SIGNATURE:

Council Districts affected:
All

For additional information contact: Stephen Tinnermon
Phone: 713-868-8448

Date and identification of prior authorizing Council action: N/A

RECOMMENDATION: An Ordinance authorizing the use of \$196,500 in federal HOPWA funds for a contract between the City of Houston and the Association for the Advancement of Mexican Americans for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

Amount of Funding: \$196,500.00	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund Other
Housing Opportunities for Persons with AIDS (HOPWA)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and the Association for the Advancement of Mexican Americans (AAMA) to finance the administration and operation of a Housing Opportunities for Persons with AIDS (HOPWA) supportive services program.

This 12-month Agreement will provide \$196,500 of HOPWA funds for supportive services to approximately 65 HOPWA-eligible households and 200 individuals. Supportive services include: (1) child care; (2) counseling; (3) case management; (4) life skills training; (5) job search assistance; and (6) nutritional services. The grant provides 54% of the funding for this project

Category	Total Contract Amount	Percent
Administrative	\$13,750	7%
Supportive Services	\$182,750	93%
Total	\$196,500	100%

HCDD conducted a Request for Proposals (RFP) for HUD program year 2013/fiscal year 2014, for HOPWA contracts. AAMA was one of the agencies selected. This Contract will provide funding for a twelve month period, from March 1, 2014 – February 28, 2015, with a one year renewal option at the City's request. This is the first year AAMA will receive HOPWA funds.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR:EP:MB:RLJ

cc: City Attorney
Mayor's Office
City Secretary
Finance and Administration

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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SUBJECT: An Ordinance authorizing the execution of a Contract between the City of Houston and Brentwood Economic Community Development Corp., providing \$468,342 of HOPWA funds for the operation and administration of a community residence and a rental assistance program (with supportive services) for families affected by HIV/AIDS.		Category	Page 1 of 1	Agenda Item #																		
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 1/13/14	Agenda Date																			
DIRECTOR'S SIGNATURE:		Council Districts affected: All																				
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action:																				
RECOMMENDATION: Approval of an Ordinance authorizing the execution of a Contract between the City of Houston and Brentwood Economic Community Development Corp., providing \$468,342 in HOPWA funds for the operation and administration of a community residence and a rental assistance program (with supportive services) for individuals/families affected by HIV/AIDS.																						
Amount of Funding: \$468,342.00			Finance Budget:																			
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other																						
Housing Opportunities for Persons with AIDS (HOPWA)																						
SPECIFIC EXPLANATION:																						
<p>The Housing and Community Development Department (HCDD) recommends approval of a Contract between the City of Houston and Brentwood Economic Community Development Corp. (Brentwood) providing HOPWA grant funds for the administration and operation of two programs: (1) a HOPWA funded community residence with supportive services, and (2) a Short-Term Rent, Mortgage, and Utility Assistance (STRMUA) Program with supportive services. The City provides 79 percent of the budget for this program and the remaining 21 percent is from other funding sources.</p> <p>This 12-month Agreement will provide up to \$468,342 in HOPWA funds for rental assistance, budget counseling, and supportive services to approximately 250 low-income households. 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 supportive services, including case management, professional counseling, a substance abuse program and nutritional services.</p>																						
<table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Amount</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>\$31,686</td> <td>7%</td> </tr> <tr> <td>Supportive Services</td> <td>\$103,645</td> <td>22%</td> </tr> <tr> <td>Operating</td> <td>\$69,580</td> <td>15%</td> </tr> <tr> <td>Short-term Rent, Mortgage and Utilities Assistance</td> <td>\$263,431</td> <td>56%</td> </tr> <tr> <td>Total</td> <td>\$468,342</td> <td>100.00%</td> </tr> </tbody> </table>					Category	Total Contract Amount	Percent	Administrative	\$31,686	7%	Supportive Services	\$103,645	22%	Operating	\$69,580	15%	Short-term Rent, Mortgage and Utilities Assistance	\$263,431	56%	Total	\$468,342	100.00%
Category	Total Contract Amount	Percent																				
Administrative	\$31,686	7%																				
Supportive Services	\$103,645	22%																				
Operating	\$69,580	15%																				
Short-term Rent, Mortgage and Utilities Assistance	\$263,431	56%																				
Total	\$468,342	100.00%																				
<p>HCDD conducted a Request for Proposals (RFP) for HUD program years 2013/ fiscal years 2014, for HOPWA contracts. Brentwood was one of the providers selected. This contract provides funding for February 1, 2014 – January 31, 2015, with a one-year renewal option at the City's request. Brentwood SEARCH has received CDBG Funding through the City of Houston for various contracts since 1995.</p> <p>This item was presented to the Housing and Community Affairs Committee on February 18, 2014.</p>																						
NR:EP:MNB:MC																						
cc: Legal Department Mayor's Office City Secretary Finance Department																						
REQUIRED AUTHORIZATION																						
Finance Director:		Other Authorization:		Other Authorization:																		

SUBJECT: An Ordinance authorizing the use of \$150,000 in federal HOPWA funds for a contract between the City of Houston and Goodwill Industries of Houston, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

Category	Page 1 of 1	Agenda Item #
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FROM:
 Neal Rackleff, Director
 Housing and Community Development Department

Origination Date 1/29/14	Agenda Date
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DIRECTOR'S SIGNATURE:

Council Districts affected:
All

For additional information contact: Stephen Tinnermon
 Phone: 713-868-8448

Date and identification of prior authorizing Council action: N/A

RECOMMENDATION: Approval of an Ordinance authorizing the use of \$150,000 in federal HOPWA funds for a contract between the City of Houston and Goodwill Industries of Houston, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

Amount of Funding: \$150,000.00

Finance Budget:

SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other
 Housing Opportunities for Persons with AIDS (HOPWA)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and Goodwill Industries of Houston (Goodwill Houston) to finance the administration and operation of a Housing Opportunities for Persons with AIDS (HOPWA) supportive services program.

This 12-month Agreement will provide \$150,000 of HOPWA funds for supportive services to 150 HOPWA-eligible households and 200 individuals. Goodwill Houston's Project Good Hope will provide job-related services to HOPWA-eligible clients and their families. Over the course of the contract year, Goodwill Houston will provide information and initial assessment services to 200 qualified individuals, with 120 clients receiving job readiness training, and 100 clients placed into competitive employment. Supportive services include referrals for: (1) child care; (2) counseling; (3) case management; (4) life skills training; (5) job search assistance; and (6) nutritional services. The grant provides 51% of the funding for this project.

Category	Total Contract Amount	Percent
Administrative	\$0	0%
Supportive Services	\$150,000	100%
Total	\$150,000	100%

HCDD conducted a Request for Proposals (RFP) for HUD program year 2013/fiscal year 2014, for HOPWA contracts. Goodwill Houston was one of the agencies selected. This Contract will provide funding for a twelve month period, from March 1, 2014 – February 28, 2015, with a one year renewal option at the City's request. Goodwill Houston began receiving HOPWA funds through the City in 2009.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR:EP:MB:RLJ

cc: City Attorney
 Mayor's Office
 City Secretary
 Finance and Administration

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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SUBJECT: An Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$2,167,908 in ESG and CDBG funds for the administration and operation of the City's Emergency Solutions Grants Program.		Category	Page 1 of 1	Agenda Item #												
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 1/16/14	Agenda Date													
DIRECTOR'S SIGNATURE:		Council Districts affected: All														
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: 2013-0041														
RECOMMENDATION: Approval of an Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$2,167,908 in ESG and CDBG funds for the administration and operation of the City's Emergency Solutions Grants Program.																
Amount of Funding:			Finance Budget:													
\$1,617,908 - Emergency Solutions Grants \$550,000 - Community Development Block Grant Fund \$2,167,908 Total																
SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund																
Emergency Solutions Grants (ESG) & Community Development Block Grant (CDBG)																
SPECIFIC EXPLANATION:																
<p>The Housing and Community Development Department (HCDD) recommends approval of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston for the administration and operation of the Emergency Solutions Grants Program (ESG).</p> <p>The ESG Program is designed to address the needs of families who are homeless, or at risk of becoming homeless. ESG activities include: (1) emergency shelter for individuals, families and victims of domestic violence; (2) food; (3) street outreach; (4) medical and mental health services; (5) assistance in obtaining permanent housing; (6) assistance in obtaining services or benefits; (7) and assistance with short-term rent and utility payments to prevent eviction or termination of services. The City will grant Child Care Council up to \$2,167,908 in Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) funds to provide services to approximately 4,650 homeless or near homeless individuals.</p> <p>Child Care Council will provide the following administrative services: (1) the selection of service providers through a Request for Proposal (RFP) process; (2) negotiating contracts with providers; (3) processing reimbursement requests; (4) monitoring performance and compliance with HUD regulations; (5) providing technical assistance and training; and (6) management assistance. This grant provides 100% of the funding for this program.</p>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Category</th> <th style="text-align: center;">Contract Amount</th> <th style="text-align: center;">Percentage</th> </tr> </thead> <tbody> <tr> <td>Administration</td> <td style="text-align: right;">\$358,000</td> <td style="text-align: right;">16.5%</td> </tr> <tr> <td>Program Services</td> <td style="text-align: right;">\$1,809,908</td> <td style="text-align: right;">83.5%</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$2,167,908</td> <td style="text-align: right;">100%</td> </tr> </tbody> </table>					Category	Contract Amount	Percentage	Administration	\$358,000	16.5%	Program Services	\$1,809,908	83.5%	Total	\$2,167,908	100%
Category	Contract Amount	Percentage														
Administration	\$358,000	16.5%														
Program Services	\$1,809,908	83.5%														
Total	\$2,167,908	100%														
<p>HCDD conducted a Request for Proposals (RFP) for program year 2013 for ESG Administrative Services. Child Care Council was the selected agency. The RFP was for program year 2013 with an additional one-year renewal option for program year 2014. This ordinance will grant the one-year renewal period. The first contract Amendment provides funding for a twelve month period from March 1, 2014 – February 28, 2015.</p> <p>This item was presented to the Housing and Community Affairs Committee on February 18, 2014.</p>																
NR:EP:MB:RLJ cc: City Secretary Legal Department Finance Department Mayor's Office																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												

SUBJECT: An Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$500,000 in CDBG funds for the administration and operation of the City's Juvenile Delinquency Prevention Program.		Category	Page 1 of 1	Agenda Item #												
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 1/16/14	Agenda Date													
DIRECTOR'S SIGNATURE:		Council Districts affected: All														
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: 2013-0039														
RECOMMENDATION: Approval of an Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$500,000 in CDBG funds for the administration and operation of the City's Juvenile Delinquency Prevention Program.																
Amount of Funding \$500,000			Finance Budget:													
SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund Community Development Block Grant (CDBG)																
SPECIFIC EXPLANATION:																
<p>The Housing and Community Development Department (HCDD) recommends approval of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston for the administration and operation of the Juvenile Delinquency Prevention Program.</p> <p>This contract provides for the implementation, oversight, and delivery of the Juvenile Delinquency Prevention Program. The purpose of the Juvenile Delinquency Prevention is to deter delinquency for at-risk youths or to prevent further delinquency from youths that are status offenders. The services include substance abuse deterrence and treatment, prevention of premature sexual activity, educational services designed to prevent/decrease school drop-out, youth employability programs, whole family functioning, prevention of delinquent gang membership, and cultural enrichment and recreational activities. The program will provide services for 2,220 youth.</p> <p>Child Care Council will provide the following administrative services: (1) the selection of service providers through a Request for Proposal (RFP) process; (2) negotiating contracts with providers; (3) processing reimbursement requests; (4) monitoring performance and compliance with HUD regulations; (5) providing technical assistance and training; and (6) management assistance. This grant provides 100% of the funding for this program.</p>																
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Category	Contract Amount	Percentage														
Administration	\$100,000	20%														
Program Services	\$400,000	80%														
Total	\$500,000	100%														
<p>HCDD conducted a Request for Proposals (RFP) for program year 2013 for Juvenile Delinquency Prevention Program Administrative Services. Child Care Council was the selected agency. The RFP was for program year 2013 with an additional renewal option for program year 2014. This ordinance will grant the renewal period. The first contract Amendment provides funding for an eleven month period from April 1, 2014 – February 28, 2015.</p> <p>This item was presented to the Housing and Community Affairs Committee on February 18, 2014.</p> <p>NR:EP:MB:RLJ</p> <p>cc: City Secretary Legal Department Finance Department Mayor's Office</p>																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												

SUBJECT: An Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$500,000 in CDBG funds for the administration and operation of the City's Child Care Program.		Category	Page 1 of 1	Agenda Item #												
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 1/16/14	Agenda Date													
DIRECTOR'S SIGNATURE:		Council Districts affected: All														
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: 2013-0040														
RECOMMENDATION: Approval of an Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing \$500,000 in CDBG funds for the administration and operation of the City's Child Care Program.																
Amount of Funding \$500,000			Finance Budget:													
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund Community Development Block Grant (CDBG)																
SPECIFIC EXPLANATION:																
<p>The Housing and Community Development Department (HCDD) recommends approval of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston for the administration and operation of the Child Care Program.</p> <p>This contract provides for the implementation, oversight, and delivery of the Child Care Program. The Child Care Program provides quality child care services and parental development to low and moderate income families. The program will provide services to 150 families.</p> <p>Child Care Council will provide the following administrative services: (1) the selection of service providers through a Request for Proposal (RFP) process; (2) negotiating contracts with providers; (3) processing reimbursement requests; (4) monitoring performance and compliance with HUD regulations; (5) providing technical assistance and training; and (6) management assistance. This grant provides 100% of the funding for this program.</p>																
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Category	Contract Amount	Percentage														
Administration	\$100,000	20%														
Program Services	\$400,000	80%														
Total	\$500,000	100%														
<p>HCDD conducted a Request for Proposals (RFP) for program year 2013 for Child Care Program Administrative Services. Child Care Council was the selected agency. The RFP was for program year 2013 with an additional renewal option for program year 2014. This ordinance will grant the additional renewal period. The first contract Amendment provides funding for an eleven month period from April 1, 2014 – February 28, 2015.</p> <p>This item was presented to the Housing and Community Affairs Committee on February 18, 2014.</p>																
NR:EP:MB:RLJ																
cc: City Secretary Legal Department Finance Department Mayor's Office																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

14 - SEARCH

SUBJECT: An Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services, providing \$209,963 in CDBG funds for the administration and operation of the Resource Center and Mobile Outreach Program.		Category	Page 1 of 1	Agenda Item #												
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 1/17/14		Agenda Date												
DIRECTOR'S SIGNATURE:		Council Districts affected: All														
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action:														
RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services, providing \$209,963 in CDBG funds for the administration and operation of the Resource Center and Mobile Outreach Program.																
Amount of Funding: \$209,963.00			Finance Budget:													
SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund Community Development Block Grant (CDBG)																
SPECIFIC EXPLANATION:																
<p>The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and SEARCH Homeless Services (SEARCH) to finance the administration and operation of the Resource Center and Mobile Outreach Program.</p> <p>SEARCH has become the leading homeless services provider in our community, serving more than 10,000 men, women, and children each year. SEARCH will be providing intensive case management services to 800 unduplicated clients. SEARCH will provide on-site service providers and case managers to help clients obtain long-term financial assistance through mainstream entitlements such as social security and veterans' benefits. Mobile Outreach Program perform street outreach and responds to difficult situations that emerge relating to the street homeless population. Other services include substance abuse counseling, HIV education and testing, job training, and transportation to appointments. HCDD will be funding 35% of this programs total budget.</p>																
<table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Amount</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Administration</td> <td>\$6,180</td> <td>3%</td> </tr> <tr> <td>Program Services</td> <td>\$203,783</td> <td>97%</td> </tr> <tr> <td>Total</td> <td>\$209,963</td> <td>100%</td> </tr> </tbody> </table>					Category	Total Contract Amount	Percentage	Administration	\$6,180	3%	Program Services	\$203,783	97%	Total	\$209,963	100%
Category	Total Contract Amount	Percentage														
Administration	\$6,180	3%														
Program Services	\$203,783	97%														
Total	\$209,963	100%														
<p>HCDD conducted a Request for Proposals (RFP) for program year 2013 CDBG contracts. SEARCH was one of the agencies selected. This Agreement is for the current program year 2013. This contract provides funding from February 1, 2014 - January 31, 2015. SEARCH has received CDBG funding through the City of Houston for various contracts since 2000.</p> <p>This item was presented to the Housing and Community Affairs Committee on February 18, 2014.</p> <p>NR:EP:MB:MR</p> <p>cc: City Secretary Legal Department Finance Department Mayor's Office</p>																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

14-HHSP-TDHCA

SUBJECT: An Ordinance authorizing a Contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting \$1,387,651 in State Homeless Housing and Services Program serving the City's homeless and at-risk populations.			Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development			Origination Date 01/14/14	Agenda Date	
DIRECTOR'S SIGNATURE:			Council District affected: All		
For additional information contact: Stephen Tinnermon Phone: 713-865-4557			Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: Approval of an Ordinance authorizing a Contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting \$1,387,651 in State Homeless Housing and Services Program serving the City's homeless and at-risk populations.					
Amount of Funding: Not Applicable				Finance Budget:	
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other State Homeless Housing and Services Program					
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) recommends Council approval of a Contract between the City of Houston and the Texas Department of Housing and Community Affairs (TDHCA), accepting a \$1,387,651 Homeless Housing and Services Program (HHSP) grant. Per the TDHCA, the funding must be used by the City on activities eliminating and/or preventing homelessness. Specifically, funds can be used for the following activities: construction and rehabilitation of structures serving the homeless or at-risk individuals; operations of direct services; housing retention; homelessness prevention; rental assistance; and other homelessness related activity as approved by the Department. HHSP was established during the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas Legislature. Through HHSP, the state provides funding to the eight largest cities in support of services to homeless individuals and families including services such as case management and housing placement and retention. While no direct appropriations were made for the program during the 82nd Legislature, Senate Bill 1, 82nd Legislature, First Called Session, allows the Department to apply available funds to this program. For State Fiscal Year 2013, the Department has identified a total of \$5 million for HHSP. Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston and San Antonio. This Item is a procedural, administrative matter required by the State for the City to receive the funds it was previously awarded. An Ordinance allocating the accepted HHSP funds for use by a local non-profit organization will be presented to Council for consideration within the coming weeks. This item was presented to the Housing and Community Affairs Committee on February 18, 2014. NR:EP:MB cc: City Secretary Legal Department Finance Department Mayor's Office					
REQUIRED AUTHORIZATION					
Finance Director:		Other Authorization:		Other Authorization:	

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION 13 - La Casita

SUBJECT: An Ordinance to amend a Land Use Restriction Agreement between the City of Houston and 2013 Houston Sunnyside Street, LLC, which will reduce the number of restricted units and will reduce the term of the restrictions.		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 12/9/2013	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: District H		
For additional information contact: Steve Tinnermon Phone: 713-865-4557		Date and identification of prior authorizing Council action:		
RECOMMENDATION: The approval of an Ordinance to amend a Land Use Restriction Agreement between the City of Houston and 2013 Houston Sunnyside Street, LLC, which will reduce the number of restricted units and will reduce the term of the restrictions.				
Amount of Funding: None			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund N/A				
SPECIFIC EXPLANATION: La Casita is a 623-unit property located on the near Northside of Houston. The property was built in 1965. Currently, 423 units are restricted to low income tenants; these restrictions are effective until 2038. The restrictions, which are beyond those of typical affordable housing properties, have caused the property to suffer financially. In June 1998 the City funded a \$3,000,000 HOME loan for the acquisition of a 33-year old 539-unit property. The loan represented 29% of the total \$10,240,000 acquisition cost. Under HOME regulations, this would require 29% of the units (or 157 units) being restricted to low income tenants. However, the Land Use Restriction Agreement (LURA) accompanying the loan called for 323 units (60% of the total) to be restricted to low income tenants, for a period of 15 years (expiring 6/27/2018). The owner subsequently purchased an adjacent 83-unit property; when combined with the original project, the number of restricted units was increased by 100 (to 423 out of a total of 622). In 2003, at HUD's request (senior lender), the City extended the term of the LURA to 35 years (expiring in 2038, when the property would be 73 years old), to be concurrent with a new HUD-insured loan (a typical LURA is 20 years). The HUD loan was later sold, and in 2009 the senior lender foreclosed, wiping out the City's junior loan. However the LURA remained in place despite the foreclosure. In 2010 a new entity purchased the property with a \$9.4 million investment, of which \$2.5 million was spent on renovations. The purchaser was not fully aware of the unit restrictions when he purchased the property, and for most of the last three years the property has operated at or near a loss, including over \$1 million in negative cash flow for the 18 months ending December 2011. HCDD has had numerous discussions with HUD regarding this waiver request, and has recently received a response that requires the Department to a) reduce the number of restricted units to 191 units, based on a formula approved by HUD, and b) to amend the term of the LURA to its original 15 years. HCDD is asking City Council to confirm the required changes, and allow the Department to implement the changes through an amendment to the LURA. HCDD believes that these changes will allow the current ownership (the property has recently changed hands) to more effectively manage the property, and to provide sufficient cash flow to continue much-needed upgrades to the buildings. NR:EP:SS Cc: CSC, FIN, MYR, LGL				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

SUBJECT: An Ordinance authorizing and approving a \$3,000,000 Loan Agreement of federal funds between the City of Houston and NHPF/UA LLC for renovation of Cleme Manor – a 284-unit affordable housing community located at 5300 Coke Street	Category #	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development	Origination Date 1/30/2014	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District affected: District B
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: Approval of an Ordinance authorizing and approving a \$3,000,000 Loan Agreement of federal funds between the City of Houston and NHPF/UA LLC for renovation of Cleme Manor – a 284-unit affordable housing community located at 5300 Coke Street.

Amount of Funding: \$3,000,000.00	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Community Development Block Grant – Disaster Recovery Round 2

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends Council approval of a \$3,000,000 Performance Based Loan to NHPF/UA LLC for the renovation of Cleme Manor, a Section 8 housing community located at 5300 Coke Street. All eligible tenants will be allowed to remain in the property after completion of the renovation. The project will include relocation of eligible residents.

Cleme Manor is a 45-year old apartment community consisting of 284 units ranging from one bedroom to five bedrooms, located adjacent to the recently re-developed Finnegan Park and Community Center in the 5th Ward. As the largest property in the immediate area, Cleme Manor's complete renovation will serve as a catalyst for revitalization of the surrounding neighborhood. The project is synergistic with the Bayou Fifth initiative.

This project has been vetted through the City's Disaster Recovery (DR) Round 2 Program, which included public participation, and has support from community leaders and residents. It will improve the affordable housing stock for Houston families, and will eliminate blight by renovating a property in which the building systems have exceeded their useful lives.

Cleme Manor is one of five quality multifamily proposals selected, subject to Council approval in May 2014, after a thorough review and underwriting process in accordance with the City RFP to receive federal Disaster Recovery Round 2 funds. Proposals, including Cleme Manor, were evaluated using program required and community-developed criteria. As part of the RFP, the City encouraged applicants to leverage DR funds with other available sources of capital, including tax credit equity. Cleme Manor has also applied for funds through an RFP for Permanent Supportive Housing (PSH) units for homeless and formerly homeless individuals. The additional funds would allow the developer to increase the scope of the rehab project. HCDD is currently reviewing this request, and will present a subsequent RFP if it determines that funds are available and necessary for the project.

In exchange for this financing, 145 units (51% of the total) will be restricted at affordable rents for low-income tenants for an affordability period of 10 years. Funding for this project is comprised of the following sources::

Sources of Funds:

FHA loan	\$13,172,587	
Tax credits	\$7,806,036	
5 th Ward TIRZ	\$1,267,985	
Deferred fee & other equity	\$2,399,531	
Harris County	\$200,000	
Disaster Recovery Round 2	\$3,000,000	
	\$27,846,139	

REQUIRED AUTHORIZATION		
Finance Department:	Other Authorization:	Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

14

SUBJECT: Ordinance authorizing the execution of GLO Contract No. 14-236-000-8329 related to Hurricanes Dolly and Ike Round 2.2 Non-Housing Grant Agreement (GLO Contract); and acceptance of the grant award in the amount of \$26,112,539.00 from the Texas General Land Office.		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 02/06/2014	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: All		
For additional information contact: Steve Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: The Housing and Community Development Department recommends City Council's approval of an Ordinance authorizing the execution of GLO Contract No. 14-236-000-8329 related to Hurricanes Dolly and Ike Round 2.2 Non-Housing Grant Agreement (GLO Contract); and acceptance of the \$26,112,539.00 grant award from the Texas General Land Office.				
Amount of Funding: None			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund No Funding Required				
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) is requesting approval to execute the GLO Contract and accept a grant award from the Texas General Land Office (GLO) for Ike Disaster Recovery Round 2.2. HCDD, on behalf of the City of Houston (City), is applying for the Community Development Block Grant (CDBG) funds that are made available pursuant to the Consolidated Security, Disaster Assistance, and Continuing Appropriations, Act (Public Law 110-329) enacted on September 30, 2008, to facilitate disaster recovery, restoration, economic revitalization, and to affirmatively further fair housing in accordance with Executive order 12892, in areas affected by Hurricanes Dolly and Ike, which are Presidentially-declared major disaster areas under Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 <i>et seq.</i>). Through CDBG-DR (Federal Aware Number B-08-DI-48-0001), grant funds are administered by the GLO as Community Development Block Grants (Catalog of Domestic Assistance Number 14.228), approved by the Texas Land Commissioner, and limited to the use for facilitating recovery efforts in Presidentially-declared major disaster areas. The City is eligible to receive up to \$26,112,539 from the GLO under the terms of the GLO Contract for eligible infrastructure projects. Individual projects funded under the terms of the GLO Contract will be presented to City Council for approval. Cc: City Secretary Finance Department Legal Department Mayor's Office				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

15

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance approving an Interlocal Agreement between the City of Houston and the Redevelopment Authority (RA) of Tax Increment Reinvestment Zone 21 (TIRZ) for an amount not to exceed \$15,000,000.00 of Disaster Recovery Round 2 Infrastructure funds to improve drainage and street infrastructure in the Near Northside neighborhood.		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 2/10/2014		Agenda Date
DIRECTOR'S SIGNATURE:		Council Districts affected: H		
For additional information contact: Steve Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: The Department recommends approval of an Ordinance approving an Interlocal Agreement between the City of Houston and the Redevelopment Authority (RA) of Tax Increment Reinvestment Zone 21 (TIRZ) for an amount not to exceed \$15,000,000.00 of Disaster Recover Round 2 Infrastructure funds to improve drainage and street infrastructure in the Near Northside neighborhood.				
Amount of Funding: \$15,000,000.00			Finance Budget:	
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other Disaster Recovery Round 2 (CDBG-DR)				
SPECIFIC EXPLANATION:				
<p>The Housing and Community Development Department (HCDD) recommends City Council approval of an Interlocal Agreement between the City and the Redevelopment Authority (RA) of 21 (TIRZ) for an amount not to exceed \$15,000,000.00 of Disaster Recover Round 2 Infrastructure funds (DR2 Infrastructure Funds). Under this Agreement, the City, RA and TIRZ will work together to revitalize the Near Northside neighborhood. These funds will be made available to the City through GLO Contract No. 14-236-000-8329.</p> <p>The RA and TIRZ have helped develop a plan to facilitate (i) the construction of needed improvements to the Judge Hernandez Tunnel (the "gateway" to the Near Northside), (ii) the creation of a new, signalized intersection at North Main and Burnett Streets, (iii) the conversion of Burnett Street to a major collector street, and (iv) the reconstruction of the existing storm drainage infrastructure to reduce flooding in the neighborhood (collectively, the Project). The City desires to work together with the RA to fund the Project with DR-2 Infrastructure funds. The funds will be used to pay for project administration and construction costs of the aforementioned Project. The RA will fund the costs of the Project and request reimbursement for eligible costs from the City. In return, and per the GLO agreement, the City will request reimbursement from the GLO.</p> <p>In exchange for the use of DR 2 Infrastructure funds for the Project, the RA, through TIRZ 21 has intends to spend future tax increment for other similar infrastructure and revitalization activities within the TIRZ's boundaries.</p> <p>Compliance with federal regulations will be required for the Project including Section 3 and the Davis-Bacon Wage Act requirements. Additionally, the RA will be responsible to repay the City for any costs of the Project which are deemed ineligible.</p>				
NR:SG:DK				
Cc: City Attorney Mayor's Office City Secretary Controller's Office Finance				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance approving and authorizing an agreement between the City of Houston and Houston Business Development, Inc. (HBDI) to provide \$2,000,000 in Community Development Block Grant (CDBG) Economic Development funds to increase and expand economic development activities.		Category	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 1/27/14	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: All		
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: NONE		
RECOMMENDATION: An ordinance approving and authorizing an agreement between the City of Houston and Houston Business Development, Inc. (HBDI) to provide \$2,000,000 in Community Development Block Grant (CDBG) Economic Development funds to increase and expand economic development activities.				
Amount of Funding: \$2,000,000.00			Finance Budget:	
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund Community Development Block Grant (CDBG)				
SPECIFIC EXPLANATION:				
<p>The City of Houston Housing and Community Development Department requests approval of an Ordinance approving and authorizing an agreement with Houston Business Development, Inc. (HBDI) to provide \$2,000,000 in CDBG funds to provide low interest rate loans and technical assistance to low income businesses. The funding will not only allow HBDI to further capitalize its small business lending programs but it will also allow the organization to offer a wider variety of flexible loan products and in some cases even increasing the size of the loans.</p> <p>Established in 1986 by the City of Houston, Houston Business Development, Inc. (HBDI), formerly known as the City of Houston Small Business Development Corporation, became a non-profit 501 (c) 3 corporation in 1993 for the purpose of stimulating economic growth and combating community deterioration throughout the city of Houston. HBDI owns and manages a 160,000 square foot mixed-use business complex, Palm Center Business Technology Center ("BTC") and administers various HUD funded small business loan programs. A thirteen (13) member board of directors governs the activities of the corporation. HBDI is responsible for administering several small business loan programs, including the Small Business Revolving Loan Fund ("SBRLF"), Section 108/EDI Loan Guarantee Program.</p> <p>HBDI received Economic Development funding from the Housing and Community Development Department in 2011 and 2012 for a total of \$3,000,000 which allowed the funding of 41 loans at an average of \$73,170 per loan. These efforts also created 89 jobs within underserved areas of the city which is why the Housing and Community Development Department continues to look to HBDI to take the lead in economic development activities related to small businesses within the City of Houston.</p> <p>This item was presented to the Housing and Community Affairs Committee on February 18, 2014.</p> <p>cc:City Secretary Legal Department Finance Department Mayor's Office</p>				
Finance Director:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing and approving a Third Amendment to the Urban Redevelopment Interlocal Agreement with the Land Assemblage Redevelopment Authority (LARA) and other Local Taxing Units.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): Neal Rackleff, Director Housing and Community Development Department		Origination Date February 17, 2014		Agenda Date
DIRECTOR'S SIGNATURE:		Council District(s) affected: Various		
For additional information contact: Stephen Tinnermon - 713-868-8448		Date and identification of prior authorizing Council action: Ord. No. 2003-1018 dated November 5, 2003 Ord. No. 2005-0702 dated June 8, 2005 Ord. No. 2009-0224 dated March 25, 2009		
RECOMMENDATION: (Summary) Approval of a Third Amendment to the Urban Redevelopment Interlocal Agreement among LARA and other Local Taxing Units to reinstate and extend the term of the LARA Agreement until March 12, 2017.				
Amount of Funding: NONE			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
SPECIFIC EXPLANATION: In November 2003, the City entered into an Agreement with the Land Assemblage Redevelopment Authority and other Local Taxing Units to redevelop certain properties in the Third and Fifth Wards as affordable housing. The LARA Agreement was amended in 2005 to add delinquent properties, and again in 2009 to extend its term to March 12, 2014. This Third Amendment to the LARA Agreement seeks to reinstate as necessary, and extend its term until March 12, 2017. This item was presented to the Housing and Community Affairs Committee on February 18, 2014.				