



Housing and Community Affairs Committee

Committee Members

Mike Laster (Chair)
Jerry Davis
David W. Robinson
Richard Nguyen

Robert Gallegos (Vice Chair)
Larry Green
Ed Gonzalez
Dwight A. Boykins

AGENDA

Tuesday, October 21, 2014 10:00 AM
City Hall Chambers

Call to Order/Welcome Remarks - Council Member Mike Laster, Chair

I. Market Value Analysis

For review and possible authorization:

- a. A Report on Houston's Market Value Analysis (All Council Districts) – A presentation by The Reinvestment Fund on the results of the Market Value Analysis conducted to help the Housing and Community Development Department (HCDD) analyze Houston's real estate markets and make data-based decisions on investing its limited funds

Presentation:

- Ira Goldstein, President, Policy Solution, The Reinvestment Group
- Neal Rackleff, Director, Housing and Community Development Department

II. Public Services

For review and possible authorization:

- a. SEARCH Homeless Services (District I) – An ordinance authorizing a first contract amendment between the City of Houston and SEARCH Homeless Services, providing \$83,796.00 in 'Housing Opportunities for Persons With Aids' (HOPWA) funds for a supportive services program offering childcare for homeless families affected by HIV/AIDS
- b. Bering Omega Community Services (District C) – An ordinance authorizing a first contract amendment between the City of Houston and Bering Omega Community Services, providing \$1,714,050.00 in HOPWA funds for the administration of the 'Tenant Based Rental Assistance' (TBRA), the 'Short-Term Rent, Mortgage and

Utility Assistance' (STRMUA) programs and supportive services that include permanent housing placement and adult day care services for families affected by HIV/AIDS

- c. Brentwood Economic Community Development Corp. (District K) – An ordinance authorizing a first contract amendment between the City of Houston and Brentwood Economic Community Development Corp., dba Brentwood Community Foundation, providing \$476,342.00 in HOPWA funds for the operation and administration of a community residence and an emergency rental assistance program (with supportive services) for families affected by HIV/AIDS
- d. Catholic Charities of the Archdiocese of Galveston-Houston (District C) – An ordinance authorizing a first contract amendment between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston, providing \$797,832.44 in HOPWA funds for the administration of TBRA, STRMUA and supportive services that include permanent housing placement for individuals/families affected by HIV/AIDS
- e. Houston SRO (District D) – An ordinance authorizing a first contract amendment between the City of Houston and Houston SRO, providing \$110,205.68 in HOPWA funds for the operation of a HOPWA community residence with supportive services for individuals affected by HIV/AIDS
- f. Houston Area Community Services (All Council Districts) – An ordinance authorizing a first contract amendment between the City of Houston and Houston Area Community Services, providing \$2,189,789.24 in HOPWA funds for the administration of TBRA, STRMUA and supportive services that include permanent housing placement for individuals/families affected by HIV/AIDS
- g. Coalition for the Homeless of Houston/Harris County (All Council Districts) – An ordinance authorizing the use of \$100,000.00 in CDBG funds for a contract between the City of Houston and the Coalition for the Homeless of Houston/Harris County for strategic homeless planning activities

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Melody Barr, Administration Manager

III. Multifamily

For review and possible authorization:

- a. Pleasant Hill Community Development Corporation (District B) – An ordinance to amend an agreement between the City of Houston; Pleasant Hill Community Development Corporation, a Texas non-profit corporation; and Pleasant Hill Community Apartments, L.P., to extend a City of Houston third lien note to October 29, 2015, which is coterminous with the first lien loan term

- b. Avenue Station (District H) – Resolution approving issuance and sale of tax-exempt Multifamily Housing Revenue Bonds by Houston Housing Finance Corporation to finance acquisition, construction, and equipping of the Avenue Station development at 2010 North Main

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Eta Paransky, Assistant Director

IV. Land Assemblage Redevelopment Authority

For review and possible authorization:

- a. Urban Redevelopment Interlocal Agreement (Districts B, D, H, and I) – Approval of an ordinance authorizing the reinstatement and the approval of a Third Amendment to the Urban Redevelopment Interlocal Agreement among the Land Assemblage Redevelopment Authority, the City of Houston and other Local Taxing
- b. Ancillary Land Exchange Agreement (Districts B, D, H, and I) – Approval of an ordinance authorizing a Second Amendment to the Ancillary Land Exchange Agreement between the City of Houston and the Houston Independent School District

Presentation:

- Neal Rackleff, Director, Housing and Community Development Department
- Stephen Tinnermon, Deputy Director

V. Public Comments

Action may be taken on any or all of the above items.

Committee meetings are open to the public.

For information about this committee, contact Jonny Flores 832.393.3015.

VI. Director's Comments

Neal Rackleff, Director, Housing and Community Development Department

SUBJECT: An Ordinance authorizing a first contract amendment between the City of Houston and SEARCH Homeless Services, providing \$83,796 in HOPWA funds for a supportive services program offering childcare for homeless families affected by HIV/AIDS	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 10/02/2014	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District affected: District I	
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action: 1/22/2014 ; 2014-0033	
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RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and SEARCH Homeless Services, providing \$83,796 in HOPWA funds for a supportive services program offering childcare for homeless families affected by HIV/AIDS

Amount of Funding: \$83,796	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Housing Opportunities for Persons With AIDS (HOPWA)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and SEARCH Homeless Services to finance the administration and operation of a childcare services program for HIV-positive individuals and their children through SEARCH's House of Tiny Treasures, an early childhood development childcare facility.

The City will grant SEARCH Homeless Services up to \$83,796 in HOPWA funds. The project's scope of work is to provide early childhood education to 13 homeless children who are affected by HIV. The services enable the families of such children to lead stable and functional lives. Supportive services will include case management, counseling and referral services to support the basic and emotional needs of those infected or affected by HIV/AIDS. The City provides 17% of the budget for this program, while the remaining 83% is provided by other funding sources.

Category	Total Contract Amount	Percent
Administrative	\$3,703.00	4.42%
Supportive Services	\$80,093.00	95.58%
Total	\$83,796.00	100.00%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. SEARCH Homeless Services was one of the agencies selected. The RFP was for fiscal year 2014 with a one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from December 1, 2014 through November 30, 2015. SEARCH Homeless Services has received HOPWA funding through the City of Houston for various contracts since 1996.

This item was reviewed by the Housing & Community Affairs Committee on October 21, 2014.

NR:EP:MNB:KS
cc: Legal Department
Mayor's Office
City Secretary
Finance Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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SUBJECT: An Ordinance authorizing a first contract amendment between the City of Houston and Bering Omega Community Services, providing \$1,714,050 in HOPWA funds for the administration of TBRA, STRMUA and supportive services that include permanent housing placement and adult day care services for families affected by HIV/AIDS		Page 1 of 1	Agenda Item #																					
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 10/02/2014	Agenda Date																					
DIRECTOR'S SIGNATURE:		Council District affected: District C																						
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: 1/29/2014 ; 2014-0076																						
RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and Bering Omega Community Services, providing \$1,714,050 in HOPWA funds for the administration of TBRA, STRMUA and supportive services that include permanent housing placement and adult day care services for families affected by HIV/AIDS																								
Amount of Funding: \$1,714,050			Finance Budget:																					
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund Housing Opportunities for Persons With AIDS (HOPWA)																								
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and Bering Omega Community Services (Bering Omega) providing HOPWA funds for the administration of three programs: (1) a Tenant-Based Rental Assistance (TBRA) Program, (2) a Short-Term Rent, Mortgage, Utility Assistance (STRMUA) Program and (3) supportive services that include permanent housing placement (PHP) and adult day care services. The City will grant Bering Omega up to \$1,714,050 in HOPWA funds. The project's scope of work provides housing assistance and supportive services to approximately 575 low-income households. Through its rental assistance programs, Bering Omega provides rental subsidies to help participants at risk of becoming homeless obtain emergency and/or permanent housing assistance. Bering Omega also provides supportive services, including financial planning, permanent housing placement, case management and adult day care services. The City provides approximately 74% of the budget for this program, while the remaining 26% is provided by other funding sources.																								
<table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Amount</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>\$119,231.05</td> <td>6.96%</td> </tr> <tr> <td>Supportive Services</td> <td>\$68,597.23</td> <td>4.00%</td> </tr> <tr> <td>Supportive Services - PHP</td> <td>\$76,742.53</td> <td>4.48%</td> </tr> <tr> <td>Tenant-Based Rental Assistance Program</td> <td>\$907,423.58</td> <td>52.94%</td> </tr> <tr> <td>Short-Term Rent, Mortgage, Utility Program</td> <td>\$542,055.61</td> <td>31.62%</td> </tr> <tr> <td>Total</td> <td>\$1,714,050.00</td> <td>100.00%</td> </tr> </tbody> </table>				Category	Total Contract Amount	Percent	Administrative	\$119,231.05	6.96%	Supportive Services	\$68,597.23	4.00%	Supportive Services - PHP	\$76,742.53	4.48%	Tenant-Based Rental Assistance Program	\$907,423.58	52.94%	Short-Term Rent, Mortgage, Utility Program	\$542,055.61	31.62%	Total	\$1,714,050.00	100.00%
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HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. Bering Omega was one of the agencies selected. The RFP was for fiscal year 2014 with a one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from December 1, 2014 through November 30, 2015. Bering Omega has received HOPWA funding through the City of Houston for various contracts since 1994.																								
This item was reviewed by the Housing & Community Affairs Committee on October 21, 2014.																								
NR:EP:MNB:KS cc: Legal Department Mayor's Office City Secretary Finance Department																								
REQUIRED AUTHORIZATION																								
Finance Director:	Other Authorization:	Other Authorization:																						

SUBJECT: An Ordinance authorizing a first contract amendment between the City of Houston and Brentwood Economic Community Development Corp., dba Brentwood Community Foundation, providing \$476,342 in HOPWA funds for the operation and administration of a community residence and an emergency rental assistance program (with supportive services) for families affected by HIV/AIDS	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development Department	Origination Date 10/02/2014	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District affected: District K	
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action: 2/19/2014 ; 2014-0119	
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RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and Brentwood Economic Community Development Corp., dba Brentwood Community Foundation, providing \$476,342 in HOPWA funds for the operation and administration of a community residence and an emergency rental assistance program (with supportive services) for low-income families affected by HIV/AIDS.

Amount of Funding: \$476,342	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Housing Opportunities for Persons With AIDS (HOPWA)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and Brentwood Economic Community Development Corp., dba Brentwood Community Foundation (Brentwood) providing HOPWA funds for the administration and operation of two programs: (1) a HOPWA-funded community residence for men, including supportive services, and (2) a Short-Term Rent, Mortgage, Utility Assistance (STRMUA) Program with supportive services.

The City will grant Brentwood up to \$476,342.00 in HOPWA funds. The project's scope of work is 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 provides supportive services, including case management, professional counseling, a substance abuse program and nutritional services. The City provides 78% of the budget for this program and the remaining 22% is from other funding sources.

Category	Total Contract Amount	Percent
Administrative	\$31,801.52	6.68%
Supportive Services	\$110,079.89	23.11%
Short Term Rent, Mortgage, Utility Program	\$256,880.59	53.93%
Operations: Community Residence	\$77,580.00	16.28%
Total	\$476,342.00	100.00%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. Brentwood was one of the agencies selected. The RFP was for fiscal year 2014 with an additional one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from February 1, 2015 through January 31, 2016. Brentwood has received HOPWA funding through the City of Houston for various contracts since 1995.

This item was reviewed by the Housing & Community Affairs Committee on October 21, 2014.

NR:EP:MNB:KS
cc: Legal Department
Mayor's Office
City Secretary
Finance Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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SUBJECT: An Ordinance authorizing a first contract amendment between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston, providing \$797,832.44 in HOPWA funds for multiple rental assistance programs (with supportive services) for individuals/families affected by HIV/AIDS		Page 1 of 1	Agenda Item #																					
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 10/02/2014	Agenda Date																					
DIRECTOR'S SIGNATURE:		Council District affected: District C																						
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: 1/22/2014 ; 2014-0048																						
RECOMMENDATION: Approval of an Ordinance authorizing a first contract amendment between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston, providing \$797,832.44 in HOPWA funds for multiple rental assistance programs (with supportive services) for individuals/families affected by HIV/AIDS																								
Amount of Funding: \$797,832.44		Finance Budget:																						
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund Housing Opportunities for Persons With AIDS (HOPWA)																								
SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities) to finance the administration and operation of two programs: (1) Tenant-Based Rental Assistance Program with supportive services and (2) Short-Term Rent, Mortgage, and Utility Assistance Program with supportive services. The City will grant Catholic Charities up to \$797,832.44 in HOPWA funds. The project's scope of work provides housing assistance and supportive services to approximately 124 low-income households. The agency's AIDS Ministry is a holistic program providing case management, as well as housing and financial assistance for persons infected and/or affected by HIV/AIDS. The agency's other outreach programs include services for refugees, immigrants, juveniles, cancer patients and others. The City provides approximately 96% of the budget for this program, while the remaining 4% is provided by other funding sources.																								
<table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Amount</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>\$55,848.27</td> <td>7%</td> </tr> <tr> <td>Supportive Services</td> <td>\$193,264.09</td> <td>24.22%</td> </tr> <tr> <td>Supportive Services - PHP</td> <td>\$20,061.47</td> <td>2.51%</td> </tr> <tr> <td>Tenant-Based Rental Assistance Program</td> <td>\$311,327.94</td> <td>39.02%</td> </tr> <tr> <td>Short Term Rent, Mortgage, Utility Program</td> <td>\$217,330.67</td> <td>27.25%</td> </tr> <tr> <td>Total</td> <td>\$797,832.44</td> <td>100.00%</td> </tr> </tbody> </table>				Category	Total Contract Amount	Percent	Administrative	\$55,848.27	7%	Supportive Services	\$193,264.09	24.22%	Supportive Services - PHP	\$20,061.47	2.51%	Tenant-Based Rental Assistance Program	\$311,327.94	39.02%	Short Term Rent, Mortgage, Utility Program	\$217,330.67	27.25%	Total	\$797,832.44	100.00%
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Total	\$797,832.44	100.00%																						
HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 and 2015 HOPWA contracts. Catholic Charities was one of the agencies selected. The RFP was for fiscal year 2014 with a one-year renewal option for fiscal year 2015. This Ordinance will grant the one-year renewal period from December 1, 2014 through November 30, 2015. Catholic Charities has received HOPWA funding through the City of Houston for various contracts since 2003.																								
This item was reviewed by the Housing & Community Affairs Committee on October 21, 2014.																								
NR:EP:MNB:KS																								
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 \$110,205.68 in federal HOPWA funds for a first contract amendment between the City of Houston and Houston SRO Housing Corporation for administration and operation of a HOPWA community residence with supportive services for individuals affected by HIV/AIDS		Category #	Page 1 of 1	Agenda Item #															
FROM: Neal Rackleff, Director Housing and Community Development Department		Origination Date 9/26/14	Agenda Date 11/12/14																
DIRECTOR'S SIGNATURE:		Council District(s) affected: D																	
For additional information contact: Stephen Tinnermon Phone: 713-868-8448		Date and identification of prior authorizing Council action: 2014-0034																	
RECOMMENDATION: Approval of an Ordinance authorizing the use of \$110,205.68 in federal HOPWA funds for a first contract amendment between the City of Houston and Houston SRO Housing Corporation for administration and operation of a HOPWA community residence with supportive services for individuals affected by HIV/AIDS																			
Amount of Funding: \$110,205.68			Finance Budget:																
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund Housing Opportunities for Persons With AIDS (HOPWA)																			
SPECIFIC EXPLANATION:																			
The Housing and Community Development Department (HCDD) recommends approval of a first contract amendment between the City of Houston and Houston SRO Housing Corporation to finance the administration and operation of a HOPWA community residence with supportive services.																			
The City will grant Houston Housing SRO \$110,205.68 to operate a community residence and provide permanent housing and supportive services for persons affected by HIV/AIDS. Supportive services include case management. Operating costs will include property management, utilities, property insurance, and other costs. HOPWA funds are providing 54% of the cost of this program.																			
<table border="1"> <thead> <tr> <th>Category</th> <th>Total Contract Services</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td>Administrative</td> <td>\$794.88</td> <td>0.7%</td> </tr> <tr> <td>Supportive Services</td> <td>\$24,580.40</td> <td>22.3%</td> </tr> <tr> <td>Operating Costs</td> <td>\$84,830.40</td> <td>77%</td> </tr> <tr> <td>Total</td> <td>\$110,205.68</td> <td>100%</td> </tr> </tbody> </table>					Category	Total Contract Services	Percent	Administrative	\$794.88	0.7%	Supportive Services	\$24,580.40	22.3%	Operating Costs	\$84,830.40	77%	Total	\$110,205.68	100%
Category	Total Contract Services	Percent																	
Administrative	\$794.88	0.7%																	
Supportive Services	\$24,580.40	22.3%																	
Operating Costs	\$84,830.40	77%																	
Total	\$110,205.68	100%																	
HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 for HOPWA contracts, with a one-year renewal at the City's option. Houston SRO Housing Corporation was one of the providers selected. This first contract amendment provides funding for the one-year renewal period. The renewal period is from December 1, 2014 – November 30, 2015.																			
Houston SRO Housing Corporation began receiving HOPWA funds through the City in 1998.																			
The Housing and Community Affairs Committee reviewed this item on October 21, 2014.																			
NR:EP:MNB:RLJ cc: Legal Department Mayor's Office City Secretary Finance Department																			
REQUIRED AUTHORIZATION																			
Finance Director:		Other Authorization:		Other Authorization:															

II.f

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

14-HACS (HOPWA)

SUBJECT: An Ordinance authorizing the use of \$2,189,789.24 in federal HOPWA funds for a first contract amendment between the City of Houston and Houston Area Community Services for rental assistance programs (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 10/3/14	Agenda Date 11/12/14
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DIRECTOR'S SIGNATURE:	Council District(s) affected: All
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For additional information contact: Stephen Tinnermon Phone: 713-868-8448	Date and identification of prior authorizing Council action: 2014-0593
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RECOMMENDATION: Approval of an Ordinance authorizing the use of \$2,189,789.24 in federal HOPWA funds for a first contract amendment between the City of Houston and Houston Area Community Services for rental assistance programs (with supportive services) for individuals/families affected by HIV/AIDS

Amount of Funding: \$2,189,789.24	Finance Budget:
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SOURCE OF FUNDING Fund	[] General Fund	[X] Grant Fund	[] Enterprise
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 Area Community Services (HACS) to finance the operation for (1) a Tenant-Based Rental Assistance (TBRA) Program with supportive services and (2) a Short-Term Rent, Mortgage, and Utility Assistance (STRMUA) Program with supportive services.

The City will grant HACS \$2,189,789.24 to provide emergency housing assistance and supportive services to households. HACS provides rental subsidies and short-term rent, mortgage, and utility assistance to help participants at risk of becoming homeless obtain emergency and/or permanent housing. HACS also provides counseling, case management, life skills training, job search assistance, and nutritional services. HOPWA funds are providing 49% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$76,131.29	3.48%
Supportive Services	\$186,862.28	8.53%
TBRA	\$1,404,433.03	64.14%
STRMUA	\$522,362.64	23.85%
Total	\$2,189,789.24	100%

HCDD conducted a Request for Proposals (RFP) for fiscal year 2014 for HOPWA contracts, with one renewal period at the City's option. HACS was one of the providers selected. This first contract amendment provides funding for December 1, 2014 - November 30, 2015. HACS began receiving HOPWA funds through the City in 2000.

The Housing and Community Affairs Committee reviewed this item on October 21, 2014.

NR:EP:MNB:RLJ
cc: Legal Department
Mayor's Office
City Secretary
Finance Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

II.g.

10/1/2014 Coalition - Planning

SUBJECT: An Ordinance authorizing the use of \$100,000 in federal CDBG funds for a contract between the City of Houston and the Coalition for the Homeless of Houston/Harris County for strategic homeless planning activities		Category	Page 1 of 1	Agenda Item #												
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 10/1/14	Agenda Date 11/12/14													
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: N/A														
RECOMMENDATION: Approval of an Ordinance authorizing the use of \$100,000 in federal CDBG funds for a contract between the City of Houston and the Coalition for the Homeless of Houston/Harris County for strategic homeless planning activities																
Amount of Funding: \$100,000.00			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 Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and the Coalition for the Homeless of Houston/Harris County, providing \$100,000 in federal CDBG funds for strategic homeless planning activities.</p> <p>The Coalition addresses solutions to homelessness through collaborative resource development and service coordination in the areas of affordable housing, education, employment, transportation, child care, mental health, food, and shelter. Currently, the City receives millions of dollars in federal funding for homelessness. These planning activities are required to keep the program in regulatory compliance. Additionally, information gained through this planning process may result in an increase in future funding. Activities include the Community Strategic Plan to End Homelessness, permanent supportive housing implementation planning, and transitional housing inventory analysis.</p> <p>A critical part of the planning process is the Point-in-Time (PiT) Enumeration. The PiT is facilitated by the Coalition and is required of all communities receiving funding from the U.S Department of Housing and Urban Development (HUD). The PIT count is reported to HUD, and is one factor in determining the amount of funding that our community receives in supportive housing program grants.</p> <p>CDBG funds are providing 7% of the cost of these strategic planning activities.</p>																
<table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Program Administration</td> <td>\$33,355.52</td> <td>33%</td> </tr> <tr> <td>Program Services</td> <td>\$66,644.48</td> <td>67%</td> </tr> <tr> <td>Total</td> <td>\$100,000.00</td> <td>100%</td> </tr> </tbody> </table>					Category	Amount	Percentage	Program Administration	\$33,355.52	33%	Program Services	\$66,644.48	67%	Total	\$100,000.00	100%
Category	Amount	Percentage														
Program Administration	\$33,355.52	33%														
Program Services	\$66,644.48	67%														
Total	\$100,000.00	100%														
This Contract will provide funding for a twelve month period, from December 1, 2014 - November 30, 2015.																
The Housing and Community Affairs Committee reviewed this item on October 21, 2014.																
NR:EP:MB:RLJ																
Cc: City Secretary Legal Department Finance Department Mayor's Office																
REQUIRED AUTHORIZATION																
Finance Director:		Other Authorization:		Other Authorization:												

III.a.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION 14 - Pleasant Hill Village

SUBJECT: An Ordinance to amend an agreement between the City of Houston; Pleasant Hill Community Development Corporation, a Texas nonprofit corporation; and Pleasant Hill Community Apartments L.P. to extend a City of Houston third lien note to October 29, 2015, which is coterminous with the first lien loan term	Category #	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development	Origination Date 10/07/14	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: 6/28/96 Ord. No 96-680
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RECOMMENDATION: The approval of an Ordinance to amend an agreement between the City of Houston; Pleasant Hill Community Development Corporation, a Texas nonprofit corporation; and Pleasant Hill Community Apartments L.P. to extend a City of Houston third lien note to October 29, 2015, which is coterminous with the first lien loan term

Amount of Funding: None	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

N/A

SPECIFIC EXPLANATION:

On July 2, 1996, City Council approved an Ordinance authorizing a Loan Agreement between the City of Houston; Pleasant Hill Community Development Corporation, a Texas nonprofit entity; and Pleasant Hill Community Apartments L.P. for the construction of a 165-unit community for senior citizens. Currently, the project is maintaining occupancy in excess of 90%. Of the 165 units, 52% (85 units) are restricted at affordable rents for low-income Houstonians.

On March 6, 2014, City Council approved a Reinstatement, Renewal and Extension Agreement (second Amendment) providing a one-year extension to the loan term and the affordability period. The loan is scheduled to mature on November 22, 2014, and the affordability period will expire on September 1, 2015.

The Housing and Community Development Department is requesting Council approval to amend this agreement to extend the City's \$757,000 third lien note to October 29, 2015. In return for the extension, the affordability period will also be extended to September 1, 2016. The Department also requests approval for two additional one-year extension options at the discretion of the Director.

This Amendment will enable Pleasant Hill additional time to refinance the property's senior lien. Conditions are currently favorable for Pleasant Hill to refinance the first lien. Approval of this Amendment will enable Pleasant Hill to take advantage of lower interest rates and improve the project's long-term viability.

This Amendment will not adversely impact the City. No additional federal or City funds are being provided.

The Department recommends approval of this Ordinance to extend the City's \$757,000 CDBG loan to October 29, 2015, at the already established interest rate of 6% amortized over 27 years. This Amendment will also require Pleasant Hill to continue to provide affordable units to low-income Houstonians past the expiration of the original affordability period.

This item was reviewed by the Housing and Community Affairs Committee on October 21, 2014.

NR:EP:SW
cc: CSC, FIN, MYR, LGL

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Resolution approving issuance and sale of tax-exempt Multifamily Housing Revenue Bonds by Houston Housing Finance Corporation to finance acquisition, construction, and equipping of the Avenue Station development at 2010 North Main		Category #	Page 1 of 1	Agenda Item #
FROM: Neal Rackleff, Director Housing and Community Development		Origination Date 10-14-14	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District(s) affected: H		
For additional information contact: Stephen Tinnermon/713-868-8448		Date and identification of prior authorizing Council action:		
RECOMMENDATION: Adoption of a Resolution approving issuance by Houston Housing Finance Corporation of one series of Multifamily Housing Revenue Bonds for the Avenue Station development at 2010 North Main in an amount not to exceed \$6,000,000.00				
Amount of Funding:			Finance Budget:	
No City Funding or Liability				
SOURCE OF FUNDING	<input type="checkbox"/> General Fund	<input type="checkbox"/> Grant Fund	<input type="checkbox"/> Other	
Multifamily Housing Revenue Bonds				
SPECIFIC EXPLANATION:				
<p>The Houston Housing Finance Corporation (HHFC) provides tax-exempt bond financing for developments that provide persons of low and moderate income with quality, affordable housing. Avenue Community Development Corporation, the Borrower, has submitted an application to HHFC for bond financing to acquire and construct the 68-unit Avenue Station development to be located at 2010 North Main Street.</p> <p>HHFC Bylaws require that City Council approve all bonds issued by the corporation. HHFC is therefore requesting that City Council approve a \$6 million bond issue for this development. HHFC bonds are not backed by the full faith and credit of the City of Houston—they are non-recourse to the City.</p> <p>The developer has received support from community leaders and residents for this development. This transit-oriented development is adjacent to the newly constructed extension of Metro's Red Line. The bond financing will be leveraged with developer equity, tax credit equity, grants and Hurricane Ike Disaster Recovery Round 2 funds.</p> <p>Although the bonds are exempt from Federal income tax, the property itself will not be exempt from local ad valorem taxes.</p> <p>The Housing and Community Development Department recommends adoption of a Resolution approving the issuance of the bonds.</p> <p>NR:EP:RM</p> <p>Cc: City Secretary Controller's Office Finance Department Legal Department Mayor's Office</p>				
REQUIRED AUTHORIZATION				
Finance Department:	Other Authorization:		Other Authorization:	

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

IV. a.

SUBJECT: An Ordinance authorizing the reinstatement and the approval of a Third Amendment to the Urban Redevelopment Interlocal Agreement among the Land Assemblage Redevelopment Authority, the City of Houston and other Local Taxing Units	Category #	Page 1 of 1	Agenda Item #
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FROM (Department or other point of origin): Neal Rackleff, Director Housing and Community Development Department	Origination Date September 19, 2013	Agenda Date
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DIRECTOR'S SIGNATURE:	Council District(s) affected: 8, D, H I
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For additional information contact: Stephen Tinnermon Phone: 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
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RECOMMENDATION: (Summary) Approval of an ordinance authorizing the reinstatement and the approval of a Third Amendment to the Urban Redevelopment Interlocal Agreement among the Land Assemblage Redevelopment Authority, the City of Houston and other Local Taxing Units

Amount of Funding: NONE	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Other (Specify)

SPECIFIC EXPLANATION:

In November 2003, the City of Houston entered into the Urban Redevelopment Interlocal Agreement (Interlocal Agreement) with the Land Assemblage Redevelopment Authority (LARA) and other Local Taxing Units to promote the redevelop certain properties in the Third and Fifth Wards as affordable housing. The Interlocal Agreement was further amended in 2005 to add and target an additional 1,478 tax-delinquent properties for foreclosure proceedings in an expanded number of neighborhoods selected for affordable housing development and other revitalization activity under the umbrella of the Houston Hope initiative. In 2009, the term of the Interlocal Agreement was extended to March 12, 2014.

The Inter-local Agreement expired on March 12, 2014 and the Housing and Community Development Department seeks to reinstate the agreement in its entirety with the same force and effect as if the term had not expired; and to amend the agreement to delete certain properties and extend its term until March 12, 2017. LARA will continue to maintain certain properties and utilize them to expand affordable housing and neighborhood revitalization opportunities in targeted neighborhoods and will only dispose of properties for uses that are consistent with the agreement.

This item was presented to the Housing and Community Affairs Committee on October 21, 2014.

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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