



Houston City Council
Housing and Community Affairs Committee

Tiffany D. Thomas (Chair) David Robinson (Vice Chair)

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Michael Kubosh - Jerry Davis - Carolyn Evans-Shabazz

Notice of City Council Committee Meeting by Videoconference
Tuesday, August 18, 2020, at 10:00 a.m.

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference. The Committee will be participating by videoconference in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor.

Microsoft Teams Live Meeting

Type this link into your browser: <https://bit.ly/HCAAugust>

or visit <https://www.houstontx.gov/council/committees/housing.html>.

Presentation handouts will also be available at <https://www.houstontx.gov/council/committees/housing.html>.

This meeting will also be broadcast on HTV, the City of Houston's Municipal Channel. Public comment will be allowed via videoconference; no in-person input will be allowed.

To sign up for Public Comment, email Cherrelle.Duncan@houstontx.gov before 10 a.m. on Monday, August 17th with your name, telephone number, and question.

Only those who sign up in advance will be able to provide public comments during the meeting. Public speakers will receive a specific link that will allow them to be able to speak during the public comment portion of the meeting at their designated time to speak.

I. Call to Order/Welcome

II. Planning & Grants Management

- a. The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Substantial Amendment to the current ESG-CV budget in the 2019 Annual Action Plan, transferring \$5,579,660.00 from various activities to the Rapid Re-housing Activity. This will include a revised application for the Emergency Solutions Grants Coronavirus (ESG-CV) entitlement grants to be received from HUD. The application estimates an additional of \$21,649,868.00 in ESG-CV funds. (All Districts)

- Tom McCasland, Director
- Derek Sellers, Assistant Director

III. Public Facilities

- b. HCDD recommends Council approval of a First Amendment to the Amended and Restated Interlocal Agreement between the City of Houston (City) and Harris County Flood Control District (the District) to

replace the title of all exhibits stated as “Voluntary Housing Buyout” with “Voluntary Buyout Program” as part of the Agreement. This will expand the pool of properties eligible under the Voluntary Buyout Program. (Districts A, H & J)

- c. HCDD recommends Council approval of an Ordinance authorizing an Option Agreement for Purchase and Sale of Real Property between the City of Houston (City) and Monticello Square, LLC (Seller) in the amount of \$13,199,500.00. The property is located at 5312 Clarewood Drive, Houston TX 77081 (Property) and is eligible under the Community Development Block Grant- Disaster Recovery 2016 (CDBG-DR16) - Multifamily Voluntary Buyout (MVB) and CDBG – Harvey Disaster Recovery (CDBG-DR17) - Harvey Buyout (HB) Programs. (District J)

- Tom McCasland, Director
- Ana Martinez, Deputy Assistant Director

IV. Director’s Comments

- Tom McCasland, Director

V. Housing Apartment Association

- Clay Hicks, HAA President, TDC Management at The Dinerstein Companies.

VI. January Advisors

- Jeff Reichman, Principal

VII. Public Comments



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 8/19/2020

District ALL

Item Creation Date: 7/31/2020

HCD20-111

Authorizing Substantial Amendment and Submission
of the Second Amended 2019 Annual Action Plan
Agenda Item: II.a

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Substantial Amendment to the budget in the 2019 Annual Action Plan and authorizing the execution and submittal of forms and documents to the U.S. Department of Housing and Urban Development (HUD), in order to provide funds for the Rapid Re-Housing Activity and other expenditures, as follows:

1. A Substantial Amendment to the current ESG-CV budget in the Amended 2019 Annual Action Plan, transferring \$5,579,660.00 from various activities to the Rapid Re-housing Activity.
2. The submission of the second Amended 2019 Annual Action Plan to HUD, which includes a revised application for the Emergency Solutions Grants - Coronavirus (ESG-CV) entitlement grants to be received from HUD.
3. The execution of the agreement between the City of Houston and HUD for the grants by the Mayor, or the Mayor’s designee; and
4. The execution of related forms and documents for the grants by the Mayor, or the Mayor’s designee. The application estimates an additional of \$21,649,868.00 in ESG-CV funds.

On March 27, 2020 the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law-116-136, authorized a special allocation of Community Development Block Grant – Coronavirus (CDBG-CV), Housing Opportunities for Persons with HIV/AIDS (HOPWA-CV), and ESG-CV to states and local jurisdictions to prevent, prepare for, and respond to the coronavirus (COVID-19).

Under the Further Consolidated Appropriations Act, 2020 (Public Law 116-94), HUD has provided an additional \$21,649,868.00 in ESG-CV funding to supplement previously allocated funding, to prevent and respond to COVID-19 impacts in Houston through grant eligible activities, in alignment with the Amended 2019 Annual Action Plan.

The format and information presented in the Amended 2019 Annual Action Plan are based on federal guidance and requirements. The funding allocated through the CARES Act must be expended by September 30, 2022. HCDD proposes to fund \$21,649,868.00 in ESG-CV activities as follows:

Emergency Solutions Grant - CV					
Activity	Current Amount	Change in Current Amount	Additional Grant Amount	New Total Amount	Percent
Street Outreach	\$127,297.00	\$(127,297.00)	\$0.00	\$0.00	0.0%
HMIS	\$100,000.00	\$(100,000.00)	\$0.00	\$0.00	0.0%
Emergency Shelter	\$4,000,000.00	\$(3,352,363.00)	\$11,777,882.00	\$12,425,519.00	43.0%
Homeless Prevention	\$2,000,000.00	\$(2,000,000.00)	\$1,707,000.00	\$1,707,000.00	5.9%
Rapid Re-Housing	\$300,000.00	\$5,579,660.00	\$6,000,000.00	\$11,879,660.00	41.1%
Administration	\$725,255.00	\$0.00	\$2,164,986.00	\$2,890,241.00	10.0%

Total	\$7,252,552.00	-	\$21,649,868.00	\$28,902,420.00	100.0%
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No fiscal note is required for grant items.

This item was reviewed by the Housing and Community Affairs Committee on August 18, 2020.

Tom McCasland, Director

Amount of Funding

\$21,649,868.00 (to be received) Federal Government – Grant Funded (5000)

Prior Council Action:

5/6/2020 (O) 20-394; 5/22/2019 (O) 19-381

Contact Information:

Roxanne Lawson, (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 09/30/2020

District A, H & J

Item Creation Date: 7/13/2020

HCD20-107

Voluntary Buyout Program

Agenda Item: III.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to the Amended and Restated Interlocal Agreement between the City of Houston (City) and Harris County Flood Control District (the District) to replace the title of all exhibits stated as “Voluntary Housing Buyout” with “the Voluntary Buyout Program” as part of the Agreement, and modify funding language. This will expand the pool of properties eligible under the Voluntary Buyout Program.

The Amended and Restated Interlocal Agreement between the City and the District was effective on February 11, 2020 with a budget not to exceed \$10,660,000.00. To date, the District has spent a total of \$5,165,445.39, for the purchase of 23 properties with 16 properties pending acquisition.

In addition, a budget modification will be made within three neighborhoods: Braeburn Glen, Glenburnie & Cashiola, and Langwood, to allow for additional property buyouts.

Budget Estimate by Costs	Total Cost	Budget Modification	Total Cost
Purchase Price/Acquisition Cost	\$8,573,360.40	(264,726.00)	\$8,308,634.40
Closing Costs	\$128,600.41	53,000.00	\$181,600.41
Appraisal Fees	\$42,750.00	11,800.00	\$54,550.00
Demolition Cost	\$456,000.00	50,000.00	\$506,000.00
Relocation Costs/Supplement	\$1,316,789.19	134,000.00	\$1,450,789.19
Moving Expenses	\$142,500.00	15,926.00	\$158,426.00
Total Budget	\$10,660,000.00	\$0.00	\$10,660,000.00

Budget by Neighborhoods	Total Cost	Budget Modification	Total Cost
Braeburn Glen	\$6,000,000.00	(3,232,090.73)	\$2,767,909.27
Glenburnie & Cashiola	\$2,860,000.00	\$605,235.76	\$3,465,235.76
Langwood	\$1,800,000.00	\$2,626,854.97	\$4,426,854.97
Total Budget	\$10,660,000.00	\$0.00	\$10,660,000.00

No fiscal note is required for grant items. This item was reviewed by the Housing and Community Affairs Committee on August 18, 2020.

Tom McCasland, Director

Amount of Funding

\$0.00

Federal State Local – Pass Through Fund (5030)

Prior Council Action:

2/11/2020 (O) 2020-0050

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/23/2020

District: J

Item Creation Date: 8/3/2020

HCD20-113

Purchase of 5312 Clarewood Drive

Agenda Item: III.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an Option Agreement for Purchase and Sale of Real Property between the City of Houston (City) and Monticello Square, LLC (Seller) in the amount of \$13,199,500.00. The property is located at 5312 Clarewood Drive, Houston TX 77081 (Property), and is eligible under the Community Development Block Grant - Disaster Recovery 2016 (CDBG-DR16) - Multifamily Voluntary Buyout (MVB) and Community Development Block Grant – Harvey Disaster Recovery (CDBG-DR17) - Harvey Buyout (HB) Programs. In collaboration with Houston Public Works (HPW), HCDD will convert this site into greenspace or detention to help reduce the risk of future flooding in the area.

The Property comprises approximately 4.4107 acres of land and 122,352 square feet of improvements. The Purchase Price is \$12,830,000.00 based on appraisal, plus additional due diligence, closing costs and operational costs during post-closing of approximately \$369,500.00. The MVB Program was approved by Ordinance No. 2019-109, adopted on February 19, 2019 and the HB Program was approved by Ordinance No. 2020-0181, adopted on March 10, 2020.

Seller will convey the land to the City subject to the following restrictions and conditions:

- 1.The Property shall be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or floodplain and wetlands management practices.
- 2.No new structure will be erected on property acquired, accepted, or from which a structure was removed under the acquisition or relocation program other than: (a) a public facility that is open on all sides and functionally related to a designated open space (e.g., a park, campground, or outdoor recreation area); (b) a rest room; or (c) a flood control structure, provided that structure does not reduce valley storage, increase erosive velocities, or increase flood heights on the opposite bank, upstream, or downstream and that the local floodplain manager approves, in writing, before the commencement of the construction of the structure.
- 3.No subsequent application for additional disaster assistance for any purpose or to repair damage or make improvements of any sort will be made by the recipient to any Federal entity in perpetuity.
- 4.The foregoing covenants and agreements are adopted for, and placed upon the Property, and shall run with the land, be binding upon all parties, now and at any time hereafter, having or claiming any right, title or interest in or to the Property or any part thereof, their heirs, legal representatives, executors, administrators, successors and assigns, regardless of the source of, or the manner in which any such right, title or interest is or may be acquired and any conveyance of any interest in the Property by Grantee or a subsequent owner must reference and incorporate the foregoing covenants and require the Property to be dedicated and maintained for compatible uses in perpetuity. The foregoing covenants may be enforced by Grantee, GLO or HUD, jointly or severally; however, failure, refusal or inability by either Grantee, GLO or HUD, jointly or severally, to enforce any of the foregoing covenants shall in no event be deemed a waiver or release of the right to do so thereafter. If one or more of the

foregoing covenants shall be held unenforceable, invalid or illegal in any respect, such unenforceability, invalidity or illegality shall not affect any other provision of said covenants, which shall be construed as if such unenforceable, invalid or illegal provision had never been a part hereof.

The Seller understands that there is no obligation to sell the Property under the MVB and HB Programs, but the seller does so voluntarily, and that power of eminent domain will not be used to acquire the Property. The purchase of the Property is subject to environmental clearance from the U.S. Department of Housing and Urban Development and other approvals from the program guidelines from the Texas General Land Office.

The following is a breakdown of estimated costs:

Sources	Amount	Uses	Amount
CDBG DR16- Fund 5030	\$6,725,216.61	Acquisition	\$12,830,000.00
		Due Diligence Closing related costs	\$70,000.00
CDBG DR17- Fund 5030	\$6,474,283.39	Estimated operational costs	\$299,500.00
		Estimated Total:	\$13,199,500.00
		Estimated Total Cost:	\$13,199,500.00

Funding for this item is included in the FY2020 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

This item was reviewed by the Housing and Community Affairs Committee on August 18, 2020.

Tom McCasland, Director

Prior Council Action:

2/19/19 (O) 2019-109

3/10/20 (O) 2020-181

Amount of Funding:

\$13,199,500.00 – Federal State Local – Pass Through Fund (5030)

Contact Information:

Roxanne Lawson

(832) 394-6307