



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, September 15, 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: <http://bit.ly/HCASeptember>

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](mailto:Cherrelle.Duncan@houstontx.gov) before 10 a.m. on Monday, September 14<sup>th</sup>.

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. Public Services**

- a. The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Career and Recovery Resources, Inc. (CRR), providing up to \$1,380,204.00 in Emergency Solutions Grant - Coronavirus (ESG-CV) and Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. (All Districts)
- b. HCDD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities), providing up to \$371,036.00 in Emergency Solutions Grant - Coronavirus (ESG-CV) and \$2,660,858.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. (All Districts)
- c. HCDD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and SEARCH Homeless Services (SEARCH), providing up to \$1,136,960.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. (All Districts)

- d. HCDD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Family Endeavors Inc., dba Endeavors, providing up to \$2,010,016.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. (All Districts)
- e. HCDD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Spring Branch Community Health Center (SBCHC), providing up to \$734,878.00 in Emergency Solutions Grant - Coronavirus (ESG-CV) and Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. (All Districts)
  - Tom McCasland, Director
  - Melody Barr, Assistant Director

### **III. Multifamily**

- a. HCDD recommends Council approval of an Ordinance authorizing \$12,000,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Education Based Housing, Inc. (Borrower), a nonprofit partner of Blazer, a Houston-based, long-term owner of many affordable apartment communities for the land acquisition and new development of Canal Lofts. (District H)
- b. HCDD recommends Council approval of an Ordinance authorizing \$11,700,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Heritage Senior Residences, LP (Borrower) for the land acquisition and new development of Heritage Senior Residences. (District C)
- c. HCDD recommends Council approval of an Ordinance authorizing \$12,000,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-17) funds, for a Contract between the City of Houston (City) and Houston Area Community Development Corporation (Borrower) for the land acquisition and new development of New Hope Housing Savoy. (District J)
- d. HCDD recommends Council approval of an Ordinance authorizing \$12,500,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and William A. Lawson Institute for Peace & Prosperity (WALIPP), a non-profit partner of DWR Development Group (Borrower) for the land acquisition and new development of Regency Lofts. (District D)
- e. HCDD recommends Council approval of an Ordinance authorizing \$8,500,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Kilday Operating LLC (Borrower) for the land acquisition and new development of Campanile on Briar Hollow. (District G)
  - Tom McCasland, Director
  - Ray Miller, Assistant Director

### **IV. Director's Comments**

- Tom McCasland, Director

### **V. Public Comments**



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 9/16/2020

District ALL

Item Creation Date: 8/19/2020

HCD20-121

Career and Recovery Resources, Inc.

Agenda Item: II.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and Career and Recovery Resources, Inc. (CRR), providing up to \$1,380,204.00 in Emergency Solutions Grants Coronavirus (ESG-CV) and Community Development Block Grant Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

CRR will provide Rapid Rehousing case management services to a minimum of 75 households that have been impacted by COVID-19. Case Management services include vocational training and job placement support, transportation, referrals to health care providers, behavioral health, and household management so that households can obtain economic stability.

| <b>FUNDING SOURCE</b>               | <b>AMOUNT</b>         | <b>Percent</b> |
|-------------------------------------|-----------------------|----------------|
| ESG-CV (Direct Services)            | \$1,254,731.00        | 91%            |
| CDBG-CV (Indirect – Administration) | \$125,473.00          | 9%             |
| <b>Total</b>                        | <b>\$1,380,204.00</b> | <b>100%</b>    |

The Way Home developed the COVID CARES Housing Plan (CCHP) to support Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. Through The Way Home a collaborative partnership was developed specifically to support CCHP, which includes: City of Houston’s HCDD, Harris County’s Community Services Department, and the Coalition for the Homeless of Houston and Harris County. Applications for Request for Expression of Interest (REI) from qualified agencies were accepted by the three partners in July 2020. CRR was one of the applicants recommended by the CCHP partners in the first round of funding.

This agreement provides funding from October 1, 2020 - March 31, 2022. This is CRR’s first Cares Act agreement with the City.

\*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

No Fiscal Note is required on grant items.

---

Tom McCasland, Director

**Amount of Funding:**

\$1,380,204.00 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 9/9/2020

District ALL

Item Creation Date: 8/19/2020

HCD20-116

Catholic Charities of the Archdiocese of Galveston-Houston

Agenda Item: II.b.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities), providing up to \$371,036.00 in Emergency Solutions Grant- Coronavirus (ESG-CV) and \$2,660,858.00 Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

Catholic Charities will provide case management services to pair with Rapid Rehousing for a minimum of 400 households that have been impacted by COVID-19.

| <b>FUNDING SOURCE</b>               | <b>AMOUNT</b>         | <b>Percent</b> |
|-------------------------------------|-----------------------|----------------|
| ESG-CV/CDBG-CV (Direct Services)    | \$2,756,267.00        | 90%            |
| CDBG-CV (Indirect – Administration) | \$275,627.00          | 10%            |
| <b>Total</b>                        | <b>\$3,031,894.00</b> | <b>100%</b>    |

The Way Home developed the COVID CARES Housing Plan (CCHP) to support Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. Through The Way Home a collaborative partnership was developed specifically to support CCHP, which includes: City of Houston’s HCDD, Harris County’s Community Services Department, and the Coalition for the Homeless of Houston and Harris County. Applications for Request for Expression of Interest (REI) from qualified agencies were accepted by the three partners in July 2020. Catholic Charities was one of the applicants recommended by the CCHP partners in the first round of funding.

This agreement provides funding from October 1, 2020 September 30, 2022. Catholic Charities began receiving grant funds for various activities through the City in 2003.

\*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.

---

Tom McCasland, Director

**Amount of Funding:**

\$3,031,894.00 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 9/16/2020

District ALL

Item Creation Date: 8/19/2020

HCD20-119

SEARCH Homeless Services

Agenda Item: II.c.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and SEARCH Homeless Services (SEARCH), providing up to \$1,136,960.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

SEARCH will provide Rapid Rehousing case management services and navigation services for a minimum of 150 households that have been impacted by COVID-19.

| <b>FUNDING SOURCE</b>               | <b>AMOUNT</b>         | <b>Percent</b> |
|-------------------------------------|-----------------------|----------------|
| CDBG-CV (Direct Services)           | \$1,043,137.00        | 91.75%         |
| CDBG-CV (Indirect – Administration) | \$93,823.00           | 8.25%          |
| <b>Total</b>                        | <b>\$1,136,960.00</b> | <b>100%</b>    |

The Way Home developed the COVID CARES Housing Plan (CCHP) to support Houston’s most vulnerable residents impacted by COVID-19 - people experiencing homelessness. Through The Way Home a collaborative partnership was developed specifically to support CCHP, which includes: City of Houston’s HCDD, Harris County’s Community Services Department, and the Coalition for the Homeless of Houston and Harris County. Applications for Request for Expression of Interest (REI) from qualified agencies were accepted by the three partners in July 2020. SEARCH was one of the applicants recommended by the CCHP partners in the first round of funding.

This agreement provides funding from October 1, 2020 – September 30, 2022. SEARCH began receiving grant funds for various activities through the City in 2000.

\*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.

---

Tom McCasland, Director

**Amount of Funding:**

\$1,136,960.00 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 9/16/2020

District: ALL

Item Creation Date: 8/17/2020

HCD20-117

Family Endeavors, Inc., DBA Endeavors

Agenda Item: II.d.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Family Endeavors, Inc., dba Endeavors providing up to \$2,010,016.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

Endeavors will provide Rapid Rehousing case management services to a minimum of 200 unduplicated persons and Diversion services to a minimum of 100 unduplicated persons who have been impacted by COVID-19.

| <b>FUNDING SOURCE</b>               | <b>AMOUNT</b>         | <b>Percent</b> |
|-------------------------------------|-----------------------|----------------|
| CDBG-CV (Direct Services)           | \$1,827,287.00        | 91%            |
| CDBG-CV (Indirect – Administration) | \$182,729.00          | 9%             |
| <b>Total</b>                        | <b>\$2,010,016.00</b> | <b>100%</b>    |

The Way Home developed the COVID CARES Housing Plan (CCHP) to support Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. Through The Way Home a collaborative partnership was developed specifically to support CCHP, which includes: City of Houston’s HCDD, Harris County’s Community Services Department, and the Coalition for the Homeless of Houston and Harris County. Applications for Request for Expression of Interest (REI) from qualified agencies were accepted by the three partners in July 2020. Endeavors was one of the applicants recommended by the CCHP partners in the first round of funding.

This agreement provides funding from October 1, 2020 – September 30, 2022. This is Endeavors’ first Public Services contract with the City of Houston.

\*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on September 15, 2020.

---

Tom McCasland, Director

**Amount of Funding:**

\$2,010,016.00 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson  
832-394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 9/15/2020

District ALL

Item Creation Date: 8/19/2020

HCD20-120

Spring Branch Community Health Center (SBCHC)

Agenda Item: II.e.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Spring Branch Community Health Center (SBCHC), providing up to \$734,878.00 in Emergency Solutions Grant - Coronavirus (ESG-CV) and Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

SBCHC will provide Rapid Rehousing case management services to a minimum of 100 households that have been impacted by COVID-19.

| <b>FUNDING SOURCE</b>               | <b>AMOUNT</b>       | <b>Percent</b> |
|-------------------------------------|---------------------|----------------|
| ESG-CV (Direct Services)            | \$668,071.00        | 90.91%         |
| CDBG-CV (Indirect – Administration) | \$66,807.00         | 9.09%          |
| <b>Total</b>                        | <b>\$734,878.00</b> | <b>100%</b>    |

The Way Home developed the COVID CARES Housing Plan (CCHP) to support Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. Through The Way Home a collaborative partnership was developed specifically to support CCHP, which includes: City of Houston’s HCDD, Harris County’s Community Services Department, and the Coalition for the Homeless of Houston and Harris County. Applications for Request for Expression of Interest (REI) from qualified agencies were accepted by the three partners in July 2020. SBCHC was one of the applicants recommended by the CCHP partners in the first round of funding.

This agreement provides funding from October 1, 2020 – March 31, 2022. This is SBCHC’s first agreement with the City.

\*On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, authorized a special allocation of funds from the U.S. Department of Housing and Urban Development to states and local jurisdictions to prevent, prepare for and respond to the coronavirus pandemic (COVID-19).

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on September 15, 2020.

---

Tom McCasland, Director

**Amount of Funding:**

\$734,878.00 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/04/2020

District: H

Item Creation Date: 08/10/2020

HCD20-127

Canal Lofts

Agenda Item: III.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing \$12,000,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Education Based Housing, Inc. (Borrower) a nonprofit partner of Blazer, a Houston-based, long-term owner of many affordable apartment communities. The loan will be used towards the land acquisition and new development of Canal Lofts, to be located at 5601 Canal St. Houston, TX 77011, in the Second Ward Complete Community.

Canal Lofts will be a 150-unit podium style affordable rental development serving working families. The property will provide a mix of one-, two-, and three-bedroom units serving low- to moderate-income households at 30%, 50%, and 60% of the Area Median Income. There are no existing Low Income Housing Tax Credit -financed communities within the census tract. Borrower is a Houston-based, long-term owner of many affordable apartment communities.

The property is transit-oriented with a METRO high-frequency bus stop on its front corner, and less than a 5-minute walk to a METRORail stop and the Harrisburg Hike & Bike Trail. The community will offer children’s after-school activities, mentoring opportunities, adult-education classes, career training/placement partnerships, health & wellness seminars, and onsite activities/social events.

This project is funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low to moderate income households, in accordance with the City’s Harvey Multifamily Program Guidelines, implemented by the HCDD.

The loan and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| <b>Sources &amp; Uses</b>              |                        |                            |                        |
|--|------------------------|----------------------------|------------------------|
| <b>Sources:</b>                        |                        | <b>Uses:</b>               |                        |
| City of Houston Request (CDBG DR-17)   | \$12,000,000.00        | Hard Cost                  | \$18,751,448.00        |
| Permanent Lender                       | \$7,730,000.00         | Soft Cost                  | \$6,796,428.00         |
| 9% Housing Tax Credit Proceeds         | \$14,248,575.00        | Acquisition Cost           | \$4,500,000.00         |
| Other                                  | \$ -                   | Developer Fee              | \$3,625,000.00         |
| In-Kind Equity/ Deferred Developer Fee | \$446,425.00           | Reserves                   | \$752,124.00           |
| <b>Total Source of Funds:</b>          | <b>\$34,425,000.00</b> | <b>Total Project Cost:</b> | <b>\$34,425,000.00</b> |

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.



---

Tom McCasland, Director

**Amount of Funding**

\$12,000,000.00 Federal State Local - Pass Through (5030)

**Contact Information:**

Roxanne Lawson

(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/04/2020

District: C

Item Creation Date: 8/10/2020

HCD20-128

Heritage Senior Residences

Agenda Item: III.b.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing \$11,700,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Heritage Senior Residences, LP (Borrower). The loan will be used towards the land acquisition the new development of Heritage Senior Residences, to be located at the NE Corner Lot of Center St. and Moy St., Houston, TX 77007.

Heritage Senior Residences will be a 135-unit podium style affordable rental development serving seniors 55 years of age or older, and homeless persons. The property will provide a mix of one- and two-bedroom units serving low- to moderate-income households at 30%, 50% 60%, and 80% of the Area Median Income.

The Rice Military and Washington Corridor areas have been underserved in terms of affordable housing options. This development would be the first Low Income Housing Tax Credit (LIHTC) development in the census tract in 30 years per Texas Department of Housing and Community Affairs' property inventory listing. The development is aligned with the Resilient Houston Plan by providing affordable housing near transit and jobs. The environmentally friendly building incorporates resilient design and many energy-saving features.

This project is funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low to moderate income households, in accordance with the City's Harvey Multifamily Program Guidelines, implemented by the HCDD.

The loan and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| <b>Sources &amp; Uses</b>              |                        |                            |                        |
|--|------------------------|----------------------------|------------------------|
| <b>Sources:</b>                        |                        | <b>Uses:</b>               |                        |
| City of Houston Request (CDBG-DR17)    | \$11,700,000.00        | Hard Cost                  | \$18,368,474.00        |
| Permanent Lender                       | \$6,750,000.00         | Soft Cost                  | \$6,329,075.00         |
| 9% Housing Tax Credit Proceeds         | \$14,998,500.00        | Acquisition Cost           | \$5,000,000.00         |
| Fee Waiver                             | \$500.00               | Developer Fee              | \$3,366,116.00         |
| In-Kind Equity/ Deferred Developer Fee | \$299,022.00           | Reserves                   | \$684,357.00           |
| <b>Total Source of Funds:</b>          | <b>\$33,748,022.00</b> | <b>Total Project Cost:</b> | <b>\$33,748,022.00</b> |

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.

---

Tom McCasland, Director

**Amount of Funding**

\$11,700,000.00 Federal State Local – Pass Through (5030)

**Contact Information:**

Roxanne Lawson

(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/04/2020

District J

Item Creation Date: 8/20/2020

HCD20-124

New Hope Housing Savoy

Agenda Item: III.c.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing \$12,000,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Houston Area Community Development Corporation (Borrower). The loan will be used towards the land acquisition and new development of New Hope Housing Savoy, to be located at approximately 6301 Savoy Drive, Houston, TX 77036.

New Hope Housing Savoy will be a 120-unit four story elevator- accessible affordable rental development serving families. The property will provide a mix of one-, two-, and three-bedroom units serving low- to moderate- income households at 30%, 50%, 60%, and 80% of the Area Median Income. The development is designated as permanent supportive housing to provide safe housing for individuals with disabilities and families at risk of homelessness. Building on a solid 26-year track record of creating quality affordable rental housing. New Hope Housing Savoy will be the eleventh property in the Borrower’s portfolio and the third housing facility aimed at serving families.

This project is funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low to moderate income households, in accordance with the City’s Harvey Multifamily Program Guidelines, implemented by the HCDD.

The loan and affordability period will be 40 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| <b>Sources &amp; Uses</b>          |                        |                            |                        |
|------------------------------------|------------------------|----------------------------|------------------------|
| <b>Sources:</b>                    |                        | <b>Uses:</b>               |                        |
| City of Houston (CDBG-DR17)        | \$12,000,000.00        | Acquisition                | \$3,978,000.00         |
| 9% Housing Tax Credit Proceeds     | \$12,448,754.00        | Hard Costs                 | \$15,143,261.00        |
| Charitable Contributions           | \$1,208,858.00         | Soft Costs                 | \$3,985,853.00         |
| In-Kind Equity/ Def. Developer Fee | \$677,180.00           | Reserves                   | \$378,561.00           |
|                                    |                        | Developer Fee              | \$2,849,117.00         |
| <b>Total Source of Funds:</b>      | <b>\$26,334,792.00</b> | <b>Total Project Cost:</b> | <b>\$26,334,792.00</b> |

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.

---

Tom McCasland, Director

**Amount of Funding**

\$12,000,000.00 Federal State Local – Pass Through (5030)

**Contact Information:**

Roxanne Lawson

(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/04/2020

District D

Item Creation Date: 8/31/2020

HCD20-126

Regency Lofts

Agenda Item: III.d.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing \$12,500,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and William A. Lawson Institute for Peace & Prosperity (WALIPP), a non-profit partner of DWR Development Group (Borrower). The loan will be used towards the land acquisition and new development of Regency Lofts, to be located at 3232 Dixie Rd. Houston, TX 77021.

Regency Lofts will be a 120-unit podium style affordable rental development serving families. The property will provide a mix of one-, two-, and three-bedroom units serving low- to moderate-income households at 30%, 50% 60% and 80% of the Area Median Income. The development will also include a stand-alone quality pre-kindergarten center available to residents and open to the neighborhood.

This project is funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low to moderate income households, in accordance with the City’s Harvey Multifamily Program Guidelines, implemented by the HCDD.

The loan and affordability period will be 40 years and will commence when the construction period is completed. Loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| <b>Sources &amp; Uses</b>          |                        |                            |                        |
|------------------------------------|------------------------|----------------------------|------------------------|
| <b>Sources:</b>                    |                        | <b>Uses:</b>               |                        |
| City of Houston (CDBG-DR 17)       | \$12,500,000.00        | Acquisition                | \$5,510,000.00         |
| 9% Housing Tax Credit Proceeds     | \$13,948,605.00        | Hard Costs                 | \$19,751,374.00        |
| Conventional Loan                  | \$5,480,000.00         | Soft Costs                 | \$2,923,542.00         |
| In-Kind Equity/ Def. Developer Fee | \$19,298.00            | Other Development Costs    | \$575,372.00           |
|                                    |                        | Developer Fee              | \$3,187,615.00         |
| <b>Total Source of Funds:</b>      | <b>\$31,947,903.00</b> | <b>Total Project Cost:</b> | <b>\$31,947,903.00</b> |

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.

\_\_\_\_\_  
Tom McCasland, Director

**Amount of Funding**

\$12,500,000.00 Federal State Local – Pass Through (5030)

**Contact Information:**

Roxanne Lawson

(832) 394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 11/04/2020  
 District G  
 Item Creation Date: 9/1/2020

HCD20-129  
 Campanile on Briar Hollow  
 Agenda Item: III.e.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing \$8,500,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) funds, for a Contract between the City of Houston (City) and Kilday Operating LLC (Borrower). The loan will be used towards the land acquisition and new development of Campanile on Briar Hollow, to be located at the SE corner of Post Oak Blvd and Briar Hollow Lane, Houston, TX 77027.

Campanile on Briar Hollow will be an 85-unit podium style affordable rental development serving seniors. The property will provide a mix of one- and two-bedroom units serving low- to moderate-income households at 30%, 50% and 60% of the Area Median Income.

This project is funded by CDBG-DR17 program funds awarded by the United States Department of Housing and Urban Development, through the Texas General Land Office to provide affordable rental units for low to moderate income households, in accordance with the City's Harvey Multifamily Program Guidelines, implemented by the HCDD.

The loan and affordability period will be 40 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period. Following project completion, the outstanding principal balance of the note shall accrue at 1% interest. Borrower will pay an annual installment of interest from available cash flow.

| <b>Sources &amp; Uses</b>          |                        |                            |                        |
|------------------------------------|------------------------|----------------------------|------------------------|
| <b>Sources:</b>                    |                        | <b>Uses:</b>               |                        |
| City of Houston (CDBG DR-17)       | \$8,500,000.00         | Acquisition                | \$3,000,000.00         |
| Housing Tax Credit Proceeds        | \$13,648,635.00        | Hard Costs                 | \$17,987,222.00        |
| Conventional Loan                  | \$3,600,000.00         | Soft Costs                 | \$1,959,573.00         |
| In-Kind Equity/ Def. Developer Fee | \$29,678.00            | Developer Fee              | \$2,231,518.00         |
| <b>Total Source of Funds:</b>      | <b>\$25,778,313.00</b> | <b>Total Project Cost:</b> | <b>\$25,778,313.00</b> |

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 15, 2020.

---

Tom McCasland, Director

**Amount of Funding**

\$8,500,000.00 Federal State Local – Pass Through (5030)

**Contact Information:**

Roxanne Lawson  
 (832) 394-6307