



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 – Tarsha Jackson -
Carolyn Evans-Shabazz

Notice of City Council Meeting by Videoconference

Tuesday, February 23, 2021 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: bit.ly/HCAITTFebruaryJoint

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>.

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 5 p.m. on Monday, February 22, 2021.

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. Overview of Direct Assistance Program

Shannon Buggs, Director of the Mayor's Office of Complete Communities

III. Overview and recommendations from the Houston Association of REALTORS®

Richard Miranda, HAR Chairman of the Board

IV. Houston Department of Public Works, Project Permitting

Mark Savasta, Building Official, Houston Permitting Center

Byron King, Deputy Building Official, Houston Permitting Center

V. MWSBE Program Overview

Marsha E. Murray, Director Office of Business Opportunity
Lalla V. Morris, Assistant Director Office of Business Opportunity

VI. Planning & Grants Management

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing the Mayor (or Mayor's designee) to execute a Second Amendment to contract No. 19-076-008-B357 with the Texas General Land Office (GLO) for the Community Development Block Grant Disaster Recovery funds for the 2016 Flood Events (CDBG-DR16). (All Districts)

- Tom McCasland, Director
- Derek Sellers, Deputy Director

VII. Public Services

- HCDD recommends Council approval of an Ordinance authorizing a Second Amendment to a Contract between the City of Houston and Access Care of Coastal Texas, Inc. (ACCT), providing \$629,500.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a project that provides (1) Tenant-Based Rental Assistance (TBRA); (2) Short-term rent, Mortgage, and Utilities Assistance (STRMU); and (3) supportive services for persons living with HIV/AIDS. (All Districts)
- HCDD recommends Council approval of an Ordinance authorizing a Second Amendment between the City of Houston and the Coalition for the Homeless of Houston/Harris County, providing \$84,130.00 of Emergency Solutions Grant (ESG) funds and \$66,005.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the operation and maintenance of the Homeless Management Information System (HMIS). (All Districts)
- HCDD recommends Council approval of an Ordinance authorizing a Second Amendment between the City of Houston and The Montrose Center, providing \$1,487,210.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a project that provides (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) supportive services for persons living with HIV/AIDS. (All Districts)
- HCDD recommends Council approval of an Ordinance authorizing a Second Amendment to the Contract between the City of Houston and Educational Programs Inspiring Communities for the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) program, providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds for the administration and operation of a job training program for developmentally disabled adults. (District C)
- HCDD recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), to provide a total of \$3,405,814.00 consisting of Emergency Solutions Grant (ESG) funds, Community Development Block Grant (CDBG) funds, and State of Texas Homeless Housing Services Program (HHSP) funds for the City's Homeless Services Program (HSP). (All Districts)
- HCDD recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), to provide \$360,000.00 in Community Development Block Grant (CDBG) funds to administer the City's Child Care Program (CCP). (All Districts)
- HCDD recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), to provide \$360,000.00 in Community Development Block Grant (CDBG) funds to administer the City's Juvenile Delinquency Prevention (JDP) program for at-risk youth. (All Districts)

- Tom McCasland, Director
- Melody Barr, Deputy Assistant Director

VIII. Single Family

- a. HCDD recommends Council approval of an Ordinance adopting the Harvey Single Family Development (HSFD) Program Guidelines. The HSFD Program will provide newly constructed affordable single-family homes for low- to moderate-income (LMI) households directly impacted by Hurricane Harvey and those indirectly impacted due to the resulting shortage of available housing. (All Districts)
- b. HCDD recommends Council approval of an Ordinance authorizing an Option Agreement for the Purchase and Sale of Real Property between the City of Houston and CR V Hardy Yards, LP (Seller) for the purchase of approximately 10.7 acres of land for \$15,800,000.00 through the Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) Harvey Single Family Development (HSFD) Program. (District H)

- Tom McCasland, Director
- Anderson Stoute, Deputy Assistant Director

IX. Director's Comments

- Tom McCasland, Director

Adjourn



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/3/2021

District ALL

Item Creation Date: 2/2/2021

HCD21-19

Authorization to Execute an Amendment to
Community Development Block Grant Disaster Recovery (CDBG-DR)
2016 Flood Events Contract
Agenda Item: VI.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing the Mayor (or Mayor's designee) to execute a Second Amendment to the Contract between the City of Texas (City) and the Texas General Land Office (GLO), to extend the contract timeline, and update certain contract provisions and reporting requirements relating to Community Development Block Grant Disaster Recovery for the 2016 Flood Events (CDBG-DR16) funds.

On February 19, 2019, through Ordinance No. 2019-109, Council authorized the Mayor to execute contract No. 19-076-008-B357 for \$23,486,698.00 of CDBG-DR16 funds, to fund a buyout program (Program) for properties located in the floodplain. The Second Amendment to the Contract will update the following:

- Extension of the contract timeline by one year
- Certain contract provisions
- Reporting requirements and documentation

CDBG-DR16 funds are used to carry out the Program; guidelines for the Program were reviewed by the GLO in 2019. HCDD, in coordination with Houston Public Works identifies properties in the floodplain that were impacted by the 2016 Flood Events for proposed buyout, in order to prevent future housing developments on the properties and eliminate future housing flood risk. Currently, the City is funding single family voluntary buyout activities through the Harris County Flood Control District, utilizing Community Development Block Grant – Disaster Recovery 2015 (CDBG-DR15) funds.

The CDBG-DR16 Buyout Program has identified three properties for buyout. A multifamily property near Fondren Drive has been acquired and has been transferred to Houston Public Works. Another property on Chimney Rock Drive was approved for purchase in November 2020. One additional property is in process for approval. The contract period extension request is needed due to delays related to COVID-19 and relocation accommodations. Contract updates will include items regarding public information access, force majeure, and equal opportunity. Reporting requirements were updated to include a new process for subrecipient contract management.

This item was reviewed by the Housing and Community Affairs Committee on February 23, 2021.

Tom McCasland, Director

Prior Council Action:

9/12/2018 (O) 2018-721; 2/19/2019 (O) 2019-109; 4/1/2020 (O) 2020-259

Amount of Funding:

\$0

Contact Information:

Roxanne Lawson (832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/3/2021

District ALL

Item Creation Date: 1/29/2021

HCD21-12

Access Care of Coastal Texas, Inc.

Agenda Item: VII.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Second Amendment to a Contract between the City of Houston (City) and Access Care of Coastal Texas, Inc. (ACCT), providing \$629,500.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for a project that provides (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) supportive services, for 95 low-income households with persons living with HIV/AIDS.

Housing assistance will be provided as follows: (1) TBRA for 50 households, (2) STRMU for 35 households, and (3) Permanent Housing Placement Services (PHPS) for 10 households of persons living with HIV/AIDS. Supportive services include PHPS, case management, and nutritional and transportation services.

The City is the HOPWA program administrator for multiple areas including: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller counties. Located in Galveston, ACCT provides rental subsidies to help participants at risk of becoming homeless obtain emergency and/or permanent housing assistance through its rental assistance programs.

Category	Total	Percent
Administrative	\$38,500.00	6%
Supportive Services	\$120,600.00	19%
Supportive Services – PHPS	\$20,400.00	3%
TBRA	\$350,000.00	56%
STRMU	\$100,000.00	16%
Total	\$629,500.00	100%

The City provides approximately 65% of the costs for this HOPWA project. HCDD conducted a request for proposals for HOPWA contracts for fiscal year 2019, with an option for a one-year renewal. ACCT was one of the agencies selected. The initial contract period was May 1, 2019 through April 30, 2020 and the First Amendment provided funding through April 30, 2021. This Second Amendment provides funding through April 30, 2022.

As of November 2020, ACCT has served 71 clients, utilizing approximately 67% of funding, and there were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on February 23, 2021.

Tom McCasland, Director

Prior Council Action:

4/17/2019 (O) 2019-280, 4/28/2020 (O) 2020-347

Amount of Funding:

\$629,500.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson

832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/3/2021

District ALL

Item Creation Date: 1/29/2021

HCD21-13

Coalition for the Homeless of Houston/Harris County

Homeless Management Information System

Agenda Item: VII.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Second Amendment to the Contract between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (the Coalition), providing \$84,130.00 of Emergency Solutions Grant (ESG) funds and \$66,005.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds for the operation and maintenance of the Homeless Management Information System (HMIS), which is used to track services received by homeless or near-homeless recipients.

The HMIS is a software application designed to record and store individual client data, including the types of services needed by Houston's homeless community. The HMIS was developed in response to the U.S. Congress' request for information on how appropriated federal homeless funds are spent. Congress is not only interested in fiscal responsibility, but also who the homeless are as a group, and the outcomes of the programs assisting them. All agencies receiving federal funds for homeless services are required to participate in the HMIS. The City is contracting with the Coalition to comply with this requirement.

Participation in the HMIS enables HCDD to track households receiving assistance through the HOPWA Program, reduce duplication of client services, and minimize errors in data reporting. The U.S. Department of Housing and Urban Development (HUD) encourages HOPWA grantees and project sponsors to participate in the HMIS to improve coordination and to enhance beneficiary access to other community assistance programs. The Coalition is establishing a central wait list for the project sponsors on the HOPWA HMIS. The HMIS wait list ranks the clients in vulnerability order based on their needs. Assistance is provided to new clients based on their vulnerability ranking.

Category	ESG	HOPWA	Total	Percent
Administrative	\$0	\$4,525.28	\$4,525.28	3%
Program	\$84,130.00	\$61,479.72	\$145,609.72	97%
Total	\$84,130.00	\$66,005.00	\$150,305.00	100%

The initial contract period was May 1, 2019 – April 30, 2020 and was administratively extended through May 31, 2020. The First Amendment provided funding through April 30, 2021. This Second Amendment provides funding through April 30, 2022. The Coalition began receiving funding for HMIS operations through the City in 2012.

As of November 2020, the Coalition has operated and maintained the HMIS for the City, utilizing approximately 64% of funding. There were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on February 23, 2021.

Tom McCasland, Director

Prior Council Action:

5/1/2019 (O) 2019-327, 5/26/2020 (O) 220-446

Amount of Funding:

\$148,302.94 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson

832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/3/2021

District ALL

Item Creation Date: 1/29/2021

HCD21-14

The Montrose Center

Agenda Item: VII.c.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Second Amendment to the Contract between the City of Houston (City) and The Montrose Center, providing \$1,487,210.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds, for a project that provides (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) supportive services for 265 low-income households living with HIV/AIDS.

The Montrose Center provides rental subsidies and supportive services to participants at risk of becoming homeless. Housing assistance will be provided as follows: (1) TBRA for 55 households, (2) STRMU for 190 households, and (3) Permanent Housing Placement Services (PHPS) for 20 households of persons living with HIV/AIDS. Supportive services include PHPS, case management, professional counseling and other services.

The City of Houston provides approximately 22% of the costs for this HOPWA project.

Category	Total	Percent
Administrative	\$104,146.11	7%
Supportive Services	\$247,856.27	17%
Supportive Services – PHPS	\$23,116.70	2%
TBRA	\$510,522.74	34%
STRMU	\$601,568.19	40%
Total	\$1,487,210.00	100%

HCDD conducted a request for proposals for HOPWA contracts for fiscal year 2019, with an option for a one-year renewal. The Montrose Center was one of the agencies selected. The initial contract period was May 1, 2019 through April 30, 2020 and the First Amendment provided funding through April 30, 2021. This Second Amendment provides funding through April 30, 2022.

As of November 2020, Montrose Center has served 258 clients, utilizing approximately 54% of funding. There were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee reviewed this item on February 23, 2021.

Tom McCasland, Director

Prior Council Action:

4/17/2019 (O) 2019-279, 4/21/2020 (O) 2020-340

Amount of Funding:

\$1,487,210.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson, 832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 03/24/2021

District C

Item Creation Date: 1/29/2021

HCD21-15

Educational Programs Inspiring Communities

Housing Entrepreneurial and Readiness Training (H.E.A.R.T.)

Agenda Item: VII.d.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Second Amendment to extend an Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds for the Housing Entrepreneurial and Readiness Training (H.E.A.R.T.) program to support the administration and operation of a job training program for 30 developmentally disabled adults.

The CDBG funds will support a special education certified teacher, job training instructors, program manager, training facility, and administration costs of the program. H.E.A.R.T. will continue to provide special education, job training, transportation, and supportive services to 30 low- to moderate-income adults diagnosed with developmental disabilities.

The H.E.A.R.T. training program participants will receive a customized training curriculum consisting of life skills, social skills, job readiness, hands-on training, on-the-job training, classroom training, and community-based vocational instruction.

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

The term of this contract will be May 1, 2021 - January 31, 2022. H.E.A.R.T. has received CDBG funding through the City for various contracts since 2005.

Agency plans to assist a minimum of 30 low-to-moderate income individuals with developmental disabilities. During the previous year, agency has assisted at least 31 individuals.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 23, 2021.

Tom McCasland Director

Prior Council Action:

1/22/2019 (O) 2019-45; 1/22/2020 (O) 2020-66

Amount of Funding:

\$200,000.00 Federal Government Grant Funded (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 03/24/2021

District ALL

Item Creation Date: 2/1/2021

HCD21-16

Child Care Council of Greater Houston

Homeless Services Program

Agenda Item: VII.e.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), to provide a total of \$3,405,814.00 consisting of Emergency Solutions Grant (\$1,966,710.00), Community Development Block Grant (\$500,000.00), and State of Texas Homeless Housing Services Program (\$939,104.00) funds for the City’s Homeless Services Program (HSP), which is designed to address the needs of families and individuals who are homeless or at risk of becoming homeless.

The City’s HSP activities include: emergency shelter for individuals, families, and persons fleeing domestic violence; rapid rehousing for families recently losing housing; assistance with short-term rent and utility payments to prevent eviction or termination of services; assistance obtaining permanent housing; and assistance in obtaining services and benefits.

CCC will conduct a Notice of Funding Availability to select nonprofit organizations with 501(c)(3) status to provide services to Houston residents. CCC will provide administrative services for the selected nonprofit agencies, including processing requests for reimbursements, monitoring providers for performance and compliance with City and U.S. Department of Housing and Urban Development (HUD) regulations, and providing technical assistance and training to the agencies and their staff.

The City funds 100% of the costs for this program.

Category	Contract Amount	Percentage
Program Administration (First Year)	\$619,479.00	18%
Program Services (First Year)	\$2,786,335.00	82%
Total (First Year)	\$3,405,814.00	100%

HCDD conducted a Notice of Funding Availability for Homeless Services Program administrative services in August 2020. CCC was selected as the Administrative Services Agency. The Contract term will be from April 1, 2021 – March 31, 2024. The maximum amount of the agreement is \$10,426,356.00. The first year of the Contract is proposed to be funded for \$3,405,814.00, with the second- and third- years’ funding appropriated through notice of supplemental allocation.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 23, 2021.

Tom McCasland, Director

Amount of Funding:

\$2,466,710.00 Federal Government - Grant Funded (5000)

\$939,104.00 State – Grant Funded (5010)

Contact Information:

Roxanne Lawson, 832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 03/24/2021

District ALL

Item Creation Date: 2/1/2021

HCD21-17

Child Care Council of Greater Houston - Child Care Program

Agenda Item: VII.f.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), to provide \$360,000.00 in Community Development Block Grant (CDBG) funds to administer the City's Child Care Program (CCP), which provides quality child care services and parental development to low- and moderate-income families.

The purpose of the CCP is to provide quality child care services and positive parenting training to support low- and moderate-income families, when the parents are working, in job training, or seeking employment. Child care services include full-day child care, before- or after- school care, full-day summer programs for school-age children, infant care, and special needs care. The CCP enhances positive parenting through training in discipline and guidance, child abuse prevention, coping with stress, nutrition, and health.

The CCC will conduct a Notice of Funding Availability to select nonprofit organizations with 501(c)(3) status to provide CCP services to Houston residents. CCC will provide administrative services for the selected nonprofit agencies, including processing requests for reimbursements, monitoring providers for performance and compliance with City and U.S. Department of Housing and Urban Development (HUD) regulations, and providing technical assistance and training to the agencies and their staff.

The City funds 100% of the costs for this program.

Category	Contract Amount	Percentage
Administrative (First Year)	\$72,000.00	20%
Program Services (First Year)	\$280,000.00	80%
Total (First Year)	\$360,000.00	100%

HCDD conducted a Notice of Funding Availability for CCP Administrative Services in August 2020. CCC was selected as the Administrative Services Agency. The Contract term will be from April 1, 2021 – March 31, 2024. The maximum amount of the Contract is \$1,080,000.00. The first year of the Contract is proposed to be funded for \$360,000.00, with the second- and third- years' funding appropriated through notice of supplemental allocation.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 23, 2021.

Tom McCasland, Director

Amount of Funding:

\$360,000.00 Federal Government - Grant Funded (5000)

Contact Information:

Roxanne Lawson, 832-394-6182



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 03/24/2021

District ALL

Item Creation Date: 2/1/2021

HCD21-18

Child Care Council of Greater Houston
Juvenile Delinquency Prevention Program

Agenda Item: VII.g.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Child Care Council of Greater Houston (CCC), to provide \$360,000.00 in Community Development Block Grant (CDBG) funds to administer the City's Juvenile Delinquency Prevention (JDP) program for at-risk youth.

The purpose of the JDP program is to deter delinquency for at-risk youth or to prevent further delinquency from youth who are current status offenders. The JDP services include substance abuse deterrence and treatment, adolescent health education, educational services designed to prevent school drop-outs, youth employability programs, whole family functioning, prevention of gang membership, and cultural enrichment and recreational activities.

CCC will conduct a Notice of Funding Availability to select nonprofit organizations with 501(c)(3) status to provide JDP services to Houston residents. CCC will provide administrative services for the selected nonprofit agencies, including processing requests for reimbursements, monitoring providers for performance and compliance with City and U.S. Department of Housing and Urban Development regulations, and providing technical assistance and training to the agencies and their staff.

The City funds 100% of the costs for this program.

Category	Contract Amount	Percentage
Administration (First Year)	\$72,000.00	20%
Program Services (First Year)	\$288,000.00	80%
Total (First Year)	\$360,000.00	100%

HCDD conducted a Notice of Funding Availability for JDP Program Administrative Services in August 2020. CCC was selected as the Administrative Services Agency. The Contract term will be from April 1, 2021 – March 31, 2024. The maximum amount of the Contract is \$1,080,000.00. The first year of the Contract is proposed to be funded for \$360,000.00, with the second- and third- years' funding appropriated through notice of supplemental allocation.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 23, 2021.

Tom McCasland, Director

Amount of Funding:

\$360,000.00 Federal Government - Grant Funded (5000)

Contact Information:

Roxanne Lawson
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/09/2021

All Districts

Item Creation Date: 09/24/2020

HCD20-141

Harvey Single Family Development Program Guidelines

Agenda Item: VIII.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance adopting the Harvey Single Family Development (HSFD) Program Guidelines. The HSFD Program will provide newly constructed affordable single-family homes for low- to moderate-income (LMI) households whose annual income is less than or below 80% of the Area Median Income (AMI) who were directly impacted by Hurricane Harvey, as well as those indirectly impacted due to the resulting shortage of available housing.

The HSFD Program budget is \$60M dollars funded by the Community Development Block Grant Disaster Recovery 2017 (CDBG-DR17). HCDD will partner with qualified nonprofit and for-profit developers, quasi-public entities and nonprofit subrecipients to implement the development, marketing and sales of 226 resilient affordable single-family homes. The sales price for each single-family unit will not exceed HUD's Homeownership Value Limits for affordable homeownership set for the Houston Metropolitan Statistical Area of \$238,000.00 as of FY2020.

The HSFD Program endeavors to build safe and affordable homes across our city, in communities where people can prosper. This means investing in the construction of new homes in areas safe from future flooding; utilizing sustainable resilient designs and enhancing the delivery process.

Recovery from Hurricane Harvey presents a historic opportunity to build forward Houston communities that are stronger than ever before.

The City will administer the HSFD Program in accordance with the guidelines and the CDBG-DR regulatory requirements.

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 23, 2021.

Tom McCasland, Director

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/10/2021

District: H

Item Creation Date: 11/3/2020

HCD20-157

Single Family Development at Hardy Yards

Agenda Item: VIII.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 CR V Hardy Yards, L.P (Seller) for the purchase of approximately 10.7 acres of land (EXHIBIT A) in the amount of \$15,800,000.00. The property is located at the intersection of North Main Street and Burnett Street, known as Hardy Yards (the Property) and is eligible under the HCDD Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) Harvey Single-Family Development (HSFD) Program.

HCDD is considering this purchase to add new, affordable owner-occupied homes within an area experiencing a high rate of gentrification. The location of the site will help HCDD provide a variety of affordable home options in the Near Northside neighborhoods through infill and transit-oriented development. HCDD intends to convert this site into single family development with market rate and affordable homes.

The Property comprises approximately 10.7 acres of land situated at 800 Burnett Street, Houston, Texas. The Purchase Price is \$15,376,713.00. In addition to the purchase price, there will be approximately \$423,287.00 for other costs as shown in the chart below. The HSFD Program will be presented under a separate Ordinance.

The Seller understands that there is no obligation to sell the Property under the HSFD Program, but the Seller does so voluntarily; the power of eminent domain will not be used. 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, as approved by the Texas General Land Office. The following is a breakdown of expected costs:

Sources	Amount	Uses
CDBG -DR 17	\$15,376,713.00	Acquisition of Land
CDBG -DR 17	423,287.00	Estimated Due Diligence maintenance and pre-development and planning costs
Total	\$15,800,000.00	Estimated Total

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 23, 2021.

Tom McCasland, Director

Amount of Funding:

\$15,800,000.00 - Federal State Local – Pass through Fund (5030)

Contact Information:

Roxanne Lawson
(832) 394-6307

EXHIBIT A

