



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 Hybrid City Council Committee Meeting – Hybrid Meeting (Virtual and in-Person)

Wednesday, September 28, 2022, at 2:00 p.m.

Due to health and safety concerns related to COVID-19, this meeting will offer the option to participate by videoconference or in-person. The location for the committee meeting will be City Hall Council Chamber, 901 Bagby, 2nd Floor, Houston, Texas 77002. The meeting will be open to the public but restrictions regarding masks, allowable room capacity, and seating arrangements may be in place.

The public may sign up to speak by registering at <https://www.houstontx.gov/council/committees/speakers-hca.html> no later than **Tuesday, September 27, 2022, at 5:00 p.m.** Please indicate whether you will speak virtually or will be attending in person so that appropriate attendance instructions can be provided.

The designated presiding officer of the Committee will be physically present in chamber. In accordance with the provisions of Section 551.127 of the Texas Government Code applicable to a governmental body that extends into three or more counties, all other committee members have the option to participate in-person or virtually via Microsoft Teams.

Type this link into your browser: <https://tinyurl.com/HCASeptember22> or visit
<https://www.houstontx.gov/council/committees/housing.html>.

This meeting will also be broadcast on [HTV](#), the City of Houston’s Municipal Channel.
Presentation handouts will also be available at <https://www.houstontx.gov/council/committees/housing.html>

I. Call to Order/Welcome

II. Compliance and Grant Administration

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Substantial Amendment to the current Housing Opportunities for Persons with AIDS - Coronavirus (HOPWA-CV) budget in the 2019 Annual Action Plan, transferring \$202,834.73 from multiple Activities to Short-Term Rent, Mortgage and Utilities Activity. (All Districts)

Keith W. Bynam, Director
Kennisha London, Assistant Director

III. Public Services

- a. HCD recommends Council approval of an Ordinance authorizing a Third Amendment to extend an Agreement between the City of Houston and Houston’s Capital Investing in Development and Employment of Adults (Capital IDEA), providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds to provide workforce development, education, and case management to a minimum of 150 low-to-moderate income individuals. (District D)

- b. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and West Houston Assistance Ministries (WHAM), providing up to \$251,000.00 in Community Development Block Grant-CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. (All Districts)
- c. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and Career and Recovery Resources, Inc. (Career and Recovery), providing up to \$1,038,759.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. (District D)
- d. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Wesley Community Center (Wesley) providing up to \$341,000.00 in Community Development Block Grant - CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. (All Districts)

Keith W. Bynam, Director

Melody Barr, Deputy Assistant Director

IV. Affordable Home Development Program

- a. HCD recommends Council approval of an Ordinance adopting the updated Harvey Single Family Development (HSFD) Program Guidelines. The HSFD Program will provide affordable, newly constructed, energy efficient, single-family homes, outside of the flood-prone areas of Houston for purchase by LMI Households with annual incomes at less than 80% of the Area Median Income (AMI), and who were directly impacted by Hurricane Harvey. (All Districts)

Keith W. Bynam, Director

Olivia Bush, Division Manager

V. Public Facilities

- a. HCD recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, Inc. dba, The H.E.A.R.T. Program, to provide \$790,416.00 in Community Development Block Grant (CDBG) funds, towards the rehabilitation of the Workforce Training Center located at 707 Lehman. (District C)
- b. HCD recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and Urban Partnerships Community Development Corporation (UPCDC), to provide \$1,000,335.00 in Community Development Block Grant (CDBG) funds, towards the build-out of a commercial kitchen and construction of an aquaponic greenhouse located at 6501 Navigation Blvd. (District H)

Keith W. Bynam, Director

Ana Martinez, Deputy Assistant Director

VI. Director's Comments:

Keith W. Bynam, Director



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/19/2022

District ALL

Item Creation Date: 9/6/2022

HCD22-78

Substantial Amendment
of the Amended 2019 Annual Action Plan
Agenda Item: II.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Substantial Amendment to the current Housing Opportunities for Persons with AIDS – CARES Act (HOPWA-CV) budget in the 2019 Annual Action Plan, transferring \$202,834.73 from multiple Activities to Short-Term Rent, Mortgage and Utilities Activity.

In accordance with HUD's Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted in the Plan(s).

On March 27, 2020 the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law-116-136, authorized a special allocation of CDBG-CV, HOPWA-CV, and ESG-CV to states and local jurisdictions to prevent, prepare for, and respond to the coronavirus (COVID-19). The format and information presented in the amended 2019 Annual Action Plan are based on federal guidance and requirements.

HOPWA-CV Program		
Activity	Decrease	Increase
The HOPWA-CV Budget is Amended as follows:		
Supportive Services	(\$65,860.93)	
Project or Tenant Based Rental Assistance	(\$107,112.97)	
Sponsor Administration	(\$29,860.83)	
Short-Term Rent, Mortgage and Utility Subsidies		\$202,834.73
Total HOPWA-CV Budget Changes:	(\$202,834.73)	\$202,834.73

No fiscal note is required for grant items. This item was reviewed by the Housing and Community Affairs Committee on September 28, 2022.

Keith W. Bynam, Director

Prior Council Action:

08/19/2020 (O) 20-694

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/05/2022
District D
Item Creation Date: 9/1/2022

HCD22-77

Houston's Capital Investing in Development and Employment of Adults
Agenda Item: III.a.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Third Amendment to extend an Agreement between the City of Houston and Houston's Capital Investing in Development and Employment of Adults (Capital IDEA), providing up to \$200,000.00 in Community Development Block Grant (CDBG) funds. Continuation of these funds will support workforce development, education, and case management to a minimum of 150 low-to-moderate income individuals.

CATEGORY	AMOUNT	PERCENT
Program Services	\$176,000.00	88%
Administration	\$24,000.00	12%
Total	\$200,000.00	100%

HCD conducted a Request for Proposal (RFP) for Public Services contracts for fiscal year 2019 with a one-year renewal option for fiscal year 2020. Capital IDEA was one of the agencies selected. The initial agreement period was May 1, 2019 – April 30, 2020; through various renewals and extensions, this agreement is currently in its Second Amendment and the term will end on November 30, 2022.

This Third Amendment will extend the term and provide funding through June 30, 2023. Capital IDEA has received funding from the City of Houston since 2012. As of July 31, 2022, Capital IDEA has served 111 of the 150 individuals (74%) of the intended goal and expended 75% of available funds. There were no findings during the most recent annual compliance monitoring.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 28, 2022.

Keith W. Bynam, Director

Prior Council Action:

11/10/2021 (O) 2021-963; 5/20/2020 (O) 2020-443; 4/17/2019 (O) 2019-278

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: 10/12/2022

District: ALL

Item Creation Date: 8/29/2022

HCD22-73

West Houston Assistance Ministries

Agenda Item: III.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and West Houston Assistance Ministries (WHAM), providing up to \$251,000.00 in Community Development Block Grant-CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. As part of Phase 2, WHAM will provide rapid rehousing case management and navigation services to a minimum of 56 unduplicated households who have been impacted by COVID-19.

CATEGORY	AMOUNT	PERCENT
Program Services	\$227,779.00	90.7%
Administration	\$23,221.00	9.3%
Total	\$251,000.00	100%

Through The Way Home, a collaborative partnership between the City of Houston, Harris County, and the Coalition for the Homeless of Houston and Harris County (Coalition), the CCHP was developed specifically to respond to COVID-19’s impacts on the homeless. For CCHP Phase 2, a joint Request for Expression of Interest (REI) from qualified agencies was released in March 2022 by the Coalition. WHAM was one of the qualified agencies selected to receive funding for rapid rehousing case management and housing navigation services.

This agreement provides funding from the Date of Countersignature – September 30, 2023, with an optional one-year extension. This is WHAM’s first Public Services agreement with the City of Houston. As this would be the agency’s first agreement, there has not been an annual compliance and monitoring review and no findings.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 28, 2022.

Keith W. Bynam, Director

Amount of Funding:

\$251,000.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/5/2022

District D

Item Creation Date: 09/01/2022

HCD22-76

Career and Recovery Resources, Inc.

Agenda Item: III.c.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and Career and Recovery Resources, Inc. (Career and Recovery), providing up to \$1,038,759.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. As part of the CCHP Phase 2, Career and Recovery will provide rapid re-housing case management and housing navigation services to a minimum of 200 households that have been impacted by COVID-19.

CATEGORY	AMOUNT	PERCENT
Program Services	\$944,326.00	90.91%
Administration	\$94,433.00	9.09%
Total	\$1,038,759.00	100%

Through The Way Home, a collaborative partnership between the City of Houston, Harris County, and the Coalition for the Homeless of Houston/Harris County (Coalition), the CCHP was developed specifically to prevent and respond to COVID-19’s impacts on the homeless. For CCHP Phase 2, a joint Request for Expression of Interest (REI) from qualified agencies was released in March 2022 by the Coalition. Career and Recovery was one of the applicants selected by the CCHP partners to receive funding for rapid re-housing case management and housing navigation services.

The Agreement term will provide funding from October 15, 2022 – September 30, 2023, with an optional one-year extension. There were no findings during the most recent annual compliance monitoring.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 28, 2022.

Keith W. Bynam, Director

Amount of Funding:

\$1,038,759.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/5/2022

District ALL

Item Creation Date: 9/1/2022

HCD22-71

Wesley Community Center, Inc. of Houston, Texas

Agenda Item: III.d.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Wesley Community Center, Inc. Of Houston, Texas (Wesley) providing up to \$341,000.00 in Community Development Block Grant - CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19, people experiencing homelessness. As part of CCHP Phase 2, Wesley will provide diversion services to a minimum of 100 persons who have been impacted by COVID-19. Diversion activities assist clients in crisis to identify immediate alternative housing arrangements to avoid emergency shelter or unsheltered living. Diversion can include, but is not limited to, direct financial assistance, family mediation, and counseling services.

CATEGORY	AMOUNT	PERCENT
Program Services	\$307,900.00	90.29%
Administration	\$33,100.00	9.71%
Total	\$341,000.00	100%

Through The Way Home, a collaborative partnership between the City of Houston, Harris County, and the Coalition for the Homeless of Houston/Harris County (Coalition), CCHP was developed specifically to prevent and respond to COVID-19’s impacts on the homeless. For CCHP Phase 2, a joint Request for Expression of Interest (REI) from qualified agencies was released in March 2022 by the Coalition. Wesley was one of the applicants selected by the CCHP partners to receive funding for diversion services.

This Agreement provides CDBG-CV funding from October 15, 2022, to September 30, 2023, with an optional one-year extension. This is Wesley’s first agreement with the City.

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 28, 2022.

Keith W. Bynam, Director

Amount of Funding:

\$341,000.00 Federal Government - Grant Fund (5000)

Contact Information:

Roxanne Lawson
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 10/05/2022

All Districts

Item Creation Date: 08/23/2022

HCD22-69

Harvey Single Family Development Program Guidelines Version 2.0

Agenda Item: IV.

Background:

The Housing and Community Development (HCD) department recommends Council approval of an Ordinance adopting the updated Harvey Single Family Development (HSFD) Program Guidelines. The HSFD Program will provide affordable, newly constructed, energy efficient, single-family homes, outside of the flood-prone areas of Houston for purchase by LMI Households impacted by Hurricane Harvey with annual incomes at less than 80% of the Area Median Income (AMI), and who were directly impacted by Hurricane Harvey, or those who were indirectly impacted due to the resulting shortage of available housing.

The HSFD Program budget is \$60,000,000.00 funded by the Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17). HCD will partner with qualified nonprofit and for-profit developers 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 the U.S. Department of Housing and Urban Development's (HUD) Homeownership Value Limits* for affordable homeownership set for the Houston Metropolitan Statistical Area, which is \$264,000.00 as of FY2022.

To make these guidelines accurately reflect the most efficient method of operating, the following changes have been made:

1. Updated maximum NOFA amount.
2. Additional NOFA application and process language.
3. Updated Affordability Period Chart.
4. Added additional language on Conflict-of-Interest requirements.
5. Removed Flood insurance requirements for Homebuyers.
6. Cited federal register for affordability requirements.
7. Added clarification on LMI Homebuyer eligibility requirements.
8. Threshold requirements added for applicants 18 or older who were underage at the time of Hurricane Harvey.
9. Cited references for Tie-back Documentation requirements.
10. Added language on Record retention and Section 504.
11. Updated family definition.
12. Strengthen language indicating that LMI applicants must have a demonstrated and verifiable connection to Hurricane Harvey.
13. Added eligibility requirements for homeowners at the time of the disaster, but no longer own the home.

Recovery from Hurricane Harvey presents an 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. The HSFD Guidelines were approved by the Texas General Land Office (GLO) on August 9, 2022.

*Affordable Home Value of \$264,000.00 is based on HUD's Housing Trust Fund Homeownership value limits.

No fiscal note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 28, 2022.

Keith W. Bynam, Director

Prior Council Action:

07/21/2021 (O) 2021-627

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/16/2022
District C
Item Creation Date: 6/2/2022

HCD22-48
H.E.A.R.T. Training Center
Agenda Item: V.a.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and Educational Programs Inspiring Communities, Inc. dba, The H.E.A.R.T. Program, providing \$790,416.00 in Community Development Block Grant (CDBG) funds, towards the rehabilitation of the Workforce Training Center located at 707 Lehman. Improvements to the site include installation of a new HVAC system, electrical, roofing, security, and build-out completion for the training center. The project will expand employment programs and job opportunities for individuals with disabilities.

The H.E.A.R.T. Job Training Program core areas include a curriculum consisting of life and social skills, job readiness, hands on training, on-the-job training, classroom training, repetitive practices and community based vocational instruction. The target population is adults 18 years of age or older, who have an intellectual and diagnosed developmental disability, reside in the City of Houston limits, and can document that they are low-income individuals.

The mission at H.E.A.R.T. is to promote structured independence for individuals with developmental disabilities by providing housing, education, training, and employment programs. H.E.A.R.T. serves the special needs population, a presumed low-income and hard to employ population, to prepare future employees with disabilities for real-world, in real-world life settings for job training and placement opportunities. With needed rehab, the construction of this project will provide expanded programs for workforce employment training, training simulation to develop needed work skills, and actual on-the-job training through the utilization of major employers and their venues along with on-the-job instructors, mentors, and supervisors.

Sources:	Amount:	Uses:	Amount:
City of Houston CBDG Funds	\$790,416.00	Hard Cost	\$752,412.00
Conventional Loan	\$1,080,000.00	Soft Cost	\$188,104.00
In-Kind Contribution	\$450,000.00	Acquisition	\$1,390,000.00
Board Contribution	\$10,100.000		
Total	\$2,330,516.00	Total	\$2,330,516.00

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 28, 2022.

Keith W. Bynam, Director

Amount of Funding

\$790,416.00 – Federal Government Grant Fund (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 11/16/2022

District H

Item Creation Date: 6/2/2022

HCD22-48

East End Maker Hub – Food Factory Training Facility

Agenda Item: V.b.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and Urban Partnerships Community Development Corporation (UPCDC), to provide \$1,000,335.00 in Community Development Block Grant (CDBG) funds, towards the build-out of a commercial kitchen and construction of an aquaponic greenhouse located at 6501 Navigation Blvd. at the East End Maker Hub (EEMH) site.

Funding will provide building improvements and renovations to an existing 2,700 SF industrial building located on the East End Maker Hub site. Renovations include the buildout of a commercial training kitchen with commissary training and classroom facilities and the construction of raised beds and a high tunnel greenhouse. Improvements to the structure will include the installation of mechanical, electrical, plumbing, venting systems, and natural gas.

The project will provide qualified trainees and students, K-12, the opportunity to participate in educational programs, agricultural and culinary job training, hydroponic micro-credentials training, and certifications training in aquaculture to create job opportunities for low-moderate individuals.

The East End Food Factory is aligned with the Mayors Complete Community initiative located in Second Ward. Partners include Prairie View A&M and Blackwood Education Land Institute a 501(c3) non-profit located on 33 acres outside of Austin whose goal is to teach sustainable agriculture and food systems.

UPCDC is a nonprofit organization established in 2017 as a joint collaborative effort by TXRX and the Greater East End Management District to catalyze commerce and economic development in Houston’s East End.

Sources	Amount	Uses	Amount
COH - CDBG	\$ 1,000,335.00	Hard Cost	\$ 1,800,268.00
Cash Equity	\$ 500,000.00	Soft Cost	\$ 450,067.00
In-Kind Donations	\$ 750,000.00		
Total	\$ 2,250,335.00	Total	\$ 2,250,335.00

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on September 28, 2022.

Keith W. Bynam, Director

Amount of Funding

\$1,000,335.00 – Federal Government Grant Fund (5000)

Prior Council Action:

11/13/2019 (O) 2019-888

Contact Information:

Roxanne Lawson, (832) 394-6307