



Houston City Council
Housing and Community Affairs Committee

Mike Laster (Chair)

Robert Gallegos (Vice Chair)

Dwight A. Boykins - David W. Robinson - Michael Kubosh

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Tuesday, January 29, 2019, 10:00 AM
City Hall Council Chambers

I. Call to Order/Welcome – Council Member Mike Laster, Chair

II. Disaster Recovery

a) Presentation relating to the CDBG-DR Contractor Pool and Master Contractor Agreement

SPD will answer questions relating to the procurement process. HCDD will answer questions relating to the scope, contractor management, timeline and services to Harvey victims.

- Tom McCasland, Director, HCDD
- Jerry Adams, Chief Procurement Officer, SPD

III. Multifamily

a. Montrose Counseling Center, Inc. - 2222 Cleburne (New Construction)

HCDD recommends Council approve an amendment to the original Loan Agreement between the City of Houston and Montrose Counseling Center, Inc. increasing the original commitment amount by \$2,206,000.00 to fund cost overruns. The original commitment amount was \$2,500,000.00. (District D)

b. Proposed Developments for 9% Low Income Housing Tax Credits (See attached list of properties under consideration).

1. Resolution(s) of Support for multiple 9% Low Income Housing Tax Credit (LIHTC) applications within the city limits
2. Resolution(s) of No Objection for multiple 9% LIHTC applications within the city limits
3. Resolution(s) of Support for multiple 9% LIHTC applications within the ETJ
4. Resolution(s) of No Objection for multiple 9% LIHTC applications within the ETJ
5. Resolution(s) of Priority for multiple 9% LIHTC applications within Concerted Revitalization Areas

- Tom McCasland, Director, Housing and Community Development Department
- Ray Miller, Executive Staff Analyst, Multifamily Division

IV. Public Comments

V. Director's Comments

Tom McCasland, Director, HCDD



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 11/7/2018

Q26671 - Housing Construction and Repair Services - ORDINANCE

Agenda Item#:

Summary:

ORDINANCE authorizing and approving a form of agreement for housing construction and repair services to be executed by the City of Houston, Texas, and each of the following contractors: **BURGHLI INVESTMENTS, LLC dba BURGHLI HOMES; DSW HOMES, LLC; JAMES W. TURNER CONSTRUCTION LTD; MOSS & ASSOCIATES, LLC; SLSCO LTD; and TEGRITY HOUSTON LLC dba TEGRITY HOMES;** authorizing the Mayor to execute an agreement for housing construction and repair services with each contractor; containing findings and provisions related to the foregoing subject; providing a maximum contract amount; and declaring an emergency.

Background:

Request for Qualifications received August 30, 2018 for S72-Q26671 - Approve an ordinance awarding six (6) professional services agreements to Various Contractors, in the amount not to exceed \$400,000,000.00 to provide construction and construction management services to eligible homeowners for the Housing and Community Development Department.

Specific Explanation:

The Director of Housing and Community Development and the Chief Procurement Officer recommend that City Council approve an ordinance awarding six (6) professional services agreements to Various Contractors, in the amount not to exceed \$400,000,000.00 for three years with two one-year options to provide construction and construction management services to eligible homeowners for the Housing and Community Development Department. The Director of HCDD may terminate any of the agreements at any time by giving 30 (thirty) days written notice to the contractor, with a copy of the notice to the Chief Procurement Officer.

Through this RFQ Process, the City will select a pool of Contractors to undertake projects in three CDBG-DR Programs, to include; Harvey Homeowner Assistance Program (HOAP), Single Family New Home Construction Program, and Harvey Recovery Small Rental Program (HRSR).

The scope of work requires the Contractor to perform housing repair and construction services to single family homes affected by Hurricane Harvey and other disasters. The Contractor services provided shall include the procurement or provision of design services, in accordance with the applicable state statutes, pre-construction, reconstruction, elevation, rehabilitation, new construction and construction management services. These services will be performed in accordance with the CDBG-DR Action Plans produced by the General Land Office (GLO) and the City of Houston, and City of Houston CDBG-DR Program policies and procedures.

The Request for Qualifications (RFQ) was advertised in accordance with the requirements of the State of Texas bid laws. As a result, submission of qualifications were received from various Contractors. The Evaluation Committee (EC), consisted of employees from the General Services Department, the Houston Public Works and the Houston Housing and Community Development. The proposals were evaluated based upon the following criteria:

1. Qualifications and Company Track Record
2. Specialized Experience of Key Personnel
3. Proposed House Plans and Designs
4. Capacity to Perform

The following Contractors received the highest overall scores after a comprehensive evaluation. The Evaluation Committee (EC) are confident that the Contractors are well qualified to perform the required services as outlined in the RFQ.

Contractors Name	FY2019	Out Years	Award Amount
1. DSW Homes, LLC	\$5,000,000.00	\$61,666,666.67	\$66,666,666.67
2. James W. Turner Construction	\$5,000,000.00	\$61,666,666.67	\$66,666,666.67
3. SLSCO LTD	\$5,000,000.00	\$61,666,666.66	\$66,666,666.66
4. Tegrity Houston LLC DBA Tegrity Homes	\$5,000,000.00	\$61,666,666.66	\$66,666,666.66
5. Moss & Associates, LLC	\$5,000,000.00	\$61,666,666.67	\$66,666,666.67
6. Burghli Homes	\$5,000,000.00	\$61,666,666.67	\$66,666,666.67
Total	\$30,000,000.00	\$370,000,000.00	\$400,000,000.00

M/WSBE Participation:

The M/WSBE goal for this project is 34%, please see individual Contractors MWSBE details in the document titled, MWSBE Participation Plan Evaluation Matrix, attached to this RCA.

Pay or Play Program:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors.

In this case, contractor No. 4 has elected to pay into the Contractor Responsibility Fund and provide health benefits to eligible employees in compliance with City policy.

In this case, contractors No. 1,2,3 and 6 has elected to play and will provide health benefits to eligible employees in compliance with City policy.

In this case, contractor No. 5 has elected to do both, to pay into the Contractor Responsibility Fund and to play and will provide health benefits to eligible employees in compliance with City policy.

Hire Houston First:

The proposed procurement may be funded by a federal grant; therefore, exempt from "Hire Houston First" (HHF) ordinance that promotes economic opportunity for Houston Business and support job creation.

Fiscal Note:

No fiscal note is required on grant items.



**Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division**

Department Approval Authority

Department	FY2019	Out-Years	Amount
Houston Housing and Community Development Department	\$30,000,000.00	\$370,000,000.00	\$400,000,000.00

Amount of Funding:

\$400,000,000.00
Federal State Local - Pass Through Fund
Fund No.: 5030

Contact Information:

NAME:	DEPT./DIVISION	PHONE
Richard Morris, Division Manager	FIN/SPD	(832) 393-8736
Yvette Smith, Sr. Procurement Specialist	FIN/SPD	(832) 393-8765
Tom McCasland, Director	HCDD	(832) 394-6282

ATTACHMENTS:

Description	Type
<u>AOC - DSW Homes</u>	Backup Material
<u>FC - DSW Homes</u>	Backup Material
<u>TSS - DSW Homes</u>	Backup Material
<u>AOC - James W Turner Construction</u>	Backup Material
<u>FC - James W Turner Construction</u>	Backup Material
<u>TSS - James W Turner Construction</u>	Backup Material
<u>AOC - SLSCO LTD</u>	Backup Material
<u>FC - SLSCO LTD</u>	Backup Material
<u>TSS - SLSCO LTD</u>	Backup Material
<u>AOC - Tegrity Home</u>	Backup Material
<u>FC - Tegrity Home</u>	Backup Material
<u>TSS - Tegrity Home</u>	Backup Material
<u>Q26671 - RFQ received -List 12-18-18</u>	Backup Material
<u>POP 1- SLS</u>	Backup Material
<u>POP 2- SLS</u>	Backup Material
<u>Drug Forms- SLS</u>	Backup Material
<u>POP 1 & 2 DSW</u>	Backup Material
<u>Drug Forms -DSW</u>	Backup Material
<u>Drug Forms- Tegrity</u>	Backup Material
<u>POP- JWTC</u>	Backup Material
<u>MWSBE Participation Evaluation Matrix</u>	Backup Material
<u>ORD.</u>	Backup Material
<u>Pop 1 & 2 -Moss</u>	Backup Material
<u>AOC-Moss</u>	Backup Material
<u>Drug Forms- Moss</u>	Backup Material
<u>TSS- Moss</u>	Backup Material
<u>FC- Moss</u>	Backup Material
<u>FC-Burghli</u>	Backup Material
<u>Drug Forms-Burghli</u>	Backup Material
<u>TSS-Burghli</u>	Backup Material
<u>AOC-Burghli</u>	Backup Material
<u>COF</u>	Financial Information
<u>Ordinance</u>	Ordinance/Resolution/Motion



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District D

Item Creation Date: 12/04/2018

HCD18-76

Montrose Counseling Center, Inc.

2222 Cleburne - New Construction

Agenda Item #: III.a.

Background:

The Housing and Community Development Department recommends Council approve an amendment to the original Loan Agreement executed December 17, 2015, between the City of Houston and Montrose Counseling Center, Inc. The amendment will allow for a \$2,206,000.00 increase to the original commitment amount in order to fund cost overruns the project is experiencing; the original commitment amount was for \$2,500,000. The total cost for the development is \$26,696,966.00, which equates to \$238,365.77 price per unit. Price per unit for City of Houston funding is \$42,017.86.

2222 Cleburne will be a new multifamily development with a mix of one-bedroom and two-bedroom floor plans. The development will cater to low-income seniors, 62 years of age and above. The owner will restrict 112 units specifically to tenants earning 60% of Area Median Income or below. The development will include a 1,600-square-foot clinic for Legacy Community Healthcare, which will have the capacity for two full-time medical specialists. Services will be available to residents as well as senior citizens in the neighborhood. This development will provide a social worker to help tenants build their skills for personal care, money management, community participation and other disciplines that empower them to live at their highest potential and access preventative health measures. The licensed onsite social workers will act as primary service coordinators and build relationships with tenants.

Montrose Counseling Center, Inc. was created in 1978 to provide outpatient mental health care services, substance abuse treatment and case management services in the Houston area. Stephan Fairfield is a principal at Covenant Community Capital and will be the developer for this multifamily housing project. Total funding for the 2222 Cleburne project will be as follows:

Sources & Uses			
Sources:		Uses:	
City of Houston TIRZ funds	\$4,706,000.00	Hard Cost	\$19,887,000.00
BBVA - Permanent Lender	\$3,780,000.00	Soft Cost	\$3,465,834.00
National Equity Fund - 9% Housing Tax Credit Proceeds	\$13,873,613.00	Developer Fee	\$2,843,404.00
Private Contributions	\$1,700,000.00	Reserves	\$500,728.00
Kinder Foundation	\$1,500,000.00		
In-Kind Equity/ Deferred Developer Fee	\$1,137,353.00		
Total Source of Funds:	\$26,696,966.00	Total Project Cost:	\$26,696,966.00

No Fiscal Note is required on grant items.

This Item was reviewed by the Housing and Community Affairs Committee on December 18, 2018.

Tom McCasland, Director
Housing and Community Development Department

Prior Council Action:
12/09/15 (O) 2015-1240

Contact Information:

Roxanne Lawson

(832) 394-6307

	Application Number	Development Name	Development Address	City	County	Zip	Council District or ETJ
1	19286	West Little York Apartments	7925 West Little York	Houston	Harris	77040	A
2	19099	The Calliope	~1333 Spears Rd, Houston Texas	Houston	Harris	77067	B
3	19278	Harvest Time Apartments	TBD- 800 Block of Harvest Time LN	Houston	Harris	77060	B
4	19279	Harvest Time VSC Apartments	850 Harvest Time LN	Houston	Harris	77060	B
5	19047	Parkway Meadows	the approximate 3300 block of W. Gulf Bank, just north of W. Gulf Bank, and west of W. Montgomery	Houston	Harris	77088	B
6	19055	Avenue on 34th	2136 W 34th	Houston	Harris	77018	C
7	19262	Heights Senior Village	800 Heights Blvd.	Houston	Harris	77007	C
8	19096	Hue	402 Columbia	Houston	Harris	77007	C
9	19299	2222 Pierce	2222 Pierce	Houston	Harris	77003	D
10	19307	Briarwest Apartments	~8500 Fuqua	Houston	Harris	77075	D
11	19305	Caroline Lofts	~1300 McGowen	Houston	Harris	77004	D
12	19118	Change Happens Senior Housing	3345 Elgin	Houston	Harris	77004	D
13	19187	Crystal Village	8500 Fuqua	Houston	Harris	77075	D
14	19318	Cypress Creek at Park South View	TBD- 2910 Reed Road	Houston	Harris	77051	D
15	19336	Dixie Lofts	SWC Dixie Dr. & Bowling Green St ~3302 Dixie Dr,	Houston	Harris	77021	D
16	19085	Gala at MacGregor	tbd- 120 Carson CT.	Houston	Harris	77004	D
17	19138	Trinity East Village Senior Housing	2500 McGowen Street	Houston	Harris	77004	D
18	19322	Cypress Creek at Beamer Road	TBD- NE Corner of Beamer RD & Beltway 8 ~ 11499 Beamer Rd	Houston	Harris	77089	E
19	19069	Kingwood Pines Senior Village	SWC 19600 Kingwood Dr	Houston	Harris	77339	E
20	19230	Campanile on Fondren	2800 Fondren	Houston	Harris	77063	F
21	19260	Heights at Bellaire	11360 Bellaire BLVD.	Houston	Harris	77072	F
22	19097	The Balladeer	5200 Navigation	Houston	Harris	77011	H
23	19001	Canal Street Apartments	5601 Canal Street	Houston	Harris	77011	H
24	19074	900 Winston	900 Winston	Houston	Harris	77009	H
25	19032	Ethan Place	TBD- SWC Patton St. and Robertson St. ~4318 Robertson St.	Houston	Harris	77009	H
26	19308	Harrisburg Lofts	TBD- SE Corner Harrisburg and York St ~ 3406 Harrisburg Blvd.	Houston	Harris	77003	H
27	19296	McKee City Living	600 Block of McKee	Houston	Harris	77002	H
28	19146	NHH at Avenue J	Southwest corner of Avenue J and Engel St (approximately 5220 Avenue J)	Houston	Harris	77011	H
29	19068	Residences at Eastwood	123 Eastwood Dr	Houston	Harris	77011	H
30	19106	Vista at Main	NWC of N. Main and Conoly Street	Houston	Harris	77009	H
31	19040	Vista East	3801 Garrow Street	Houston	Harris	77003	H
32	19041	Vista Square	NWC of Airline Drive and Robbie Street	Houston	Harris	77009	H

	Application Number	Development Name	Development Address	City	County	Zip	Council District or ETJ
33	19131	Lawndale Lofts	5220 Lawndale Road	Houston	Harris	77023	I
34	19309	Scott Street Lofts	1320 Scott St	Houston	Harris	77003	I
35	19077	Telephone Road Elderly	6000 Telephone Road	Houston	Harris	77087	I
36	19042	Vista at Park Place	NW of the intersection of Park Place Blvd & Juniper Street	Houston	Harris	77087	I
37	19070	South Rice Apartments	5612 S. Rice Avenue	Houston	Harris		J
38	19110	The Avocet	4331 McHard Rd	Houston	Harris	77489	K
39	19076	Bellfort Park Apartments	4135 W Bellfort	Houston	Harris	77025	K
40	19257	Blue Ridge Villas	SEC Blue Ridge Rd. and S. Sam Houston Pkwy	Houston	Fort Bend	77085	K
41	19327	Edison Lofts	7100 W. Fuqua Dr.	Houston	Harris	77489	K
42	19245	Huntington at Chimney Rock	approx 16360 Chimney Rock	Houston	Fort Bend	77053	K
43	19072	Rockwell Senior Village	6002 S Sam Houston Pkwy W	Houston	Fort Bend	77085	K
44	19242	The Tramonti	approx 16330 Chimney Rock	Houston	Fort Bend	77053	K
45	19109	Verdin Square	4331 FM 2234 (McHard Road) - Eastern Portion	Houston	Fort Bend	77489	K
46	19106	Vista at Chimney Rock	NE corner of Chimney Rock Road and McCard Road	Houston	Fort Bend	77053	K
47	19314	Cypress Creek at Atascocita Road	TBD N of Atascocita Rd South of Will Clayton PKWY ~ 3623 Wilson Rd	Atascocita	HARRIS	77396	ETJ
48	19264	Northwest Commons	TBD W of Hufsmith-Kohrville Rd, North of Spring Cypress Rd ~ 11201 Boudreaux Rd		HARRIS	77375	ETJ
49	19284	Reserve at Louetta	Approx. SWC of Louetta Drive and Terranova West Drive	Houston	Harris	77379	ETJ
50	19275	Reserve at Stuebner	SWQ of Stuebner Airline Road & Strack Rd	Houston	Harris	77069	ETJ
51	19207	Reserve at Westpark	NEC corner of Peek Rd and frontage Westpark Tollway	Houston	Fortbend	77407	ETJ
52	19313	Sphinx at PerryPark Villas	13490 Perry Road	Houston	Harris	77070	ETJ
53	19190	Spring Gardens Apartments	12507 Spring Cypress	Tomball	Harris	77045	ETJ
54	19046	Wallisville Ranch	approx 16000 block of Wallisville	Houston	Harris	77049	ETJ