



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, June 15, 2021, 10:00 AM

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/JuneHCA21>

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, complete the form at <http://bit.ly/June2021HCASpeakerSignUp> by 5 p.m. on Monday, June 14, 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. Public Services**

- a. The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston and **Houston Area Women's Center (HAWC)** to extend the CARES Act Emergency Solutions Grant - Coronavirus (ESG-CV) contract term through December 31, 2021, allowing HAWC to continue to provide support services to survivors of domestic violence and sexual assault. (All Districts)
- b. HCDD recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston (City) and **Healthcare for the Homeless-Houston (HHH)** to extend the Community Development Block Grant (CDBG) contract term through December 31, 2021, to continue to provide for the Project Access homeless transportation program, a community health worker and wrap-around supportive services. (All Districts)
- c. 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 \$1,517,210.00 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 270 low-income households living with HIV/AIDS. (All Districts)

- d. HCDD recommends Council approval of an Ordinance authorizing a First Amendment to a Subrecipient Agreement between the City of Houston and Houston Area Community Services dba **Avenue 360**, for an additional \$783,009.64 in Community Development Block Grant - Coronavirus Response (CDBG-CV) funds to provide housing subsidies and Case Management for a minimum of 75 individuals while they transition to permanent housing. (All Districts)
  - e. HCDD recommends Council approval of an Ordinance authorizing a First Amendment to a Subrecipient Agreement between the City of Houston and **Career and Recovery Resources, Inc.** (CRR), providing up to an additional \$942,737.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds to provide housing subsidies and Case Management for a minimum of 75 individuals while they transition to permanent housing. (All Districts)
- Tom McCasland, Director
  - Melody Barr, Deputy Assistant Director

### III. Multifamily

- a. HCDD recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and **Temenos Community Development Corporation** (Borrower), a nonprofit partner of The NHP Foundation joined by Temenos Permanent Affordable, LLC (Owner), for a total of \$12,500,000.00 in CDBG-DR17; HOME Investment Partnership Program, and Homeless and Housing Bond Reinvestment funds for the acquisition and new construction of a permanent supportive housing community for the homeless located at 1703 Gray Street, Houston, TX 77004. (District D)
  - b. HCDD recommends Council approval of an Ordinance authorizing a \$14,900,000.00 Community Development Block Grant Disaster Recovery - 2017 (CDBG-DR17) Loan Agreement between the City of Houston and AHG Properties, LLC (Borrower) for the land acquisition and development costs for the **Summit at Renaissance Park**, serving low- to moderate-income renters at Greenspoint Mall near 12300 N. Freeway, Houston, TX 77060. (District B)
  - c. HCDD recommends Council approval of an Ordinance authorizing a \$1,310,270.00 CDBG-DR17 Loan Agreement for a Contract between the City of Houston and Avenue CDC, (Borrower) for the land acquisition and new construction of an apartment community at **232 Dipping Lane** serving low- to moderate-income renters at 232 Dipping Ln. Houston, TX 77076. (District H)
  - d. HCDD recommends Council approval of an Ordinance authorizing a \$1,652,917.00 CDBG-DR17 Loan Agreement between the City of Houston and Avenue CDC (Borrower), for the land acquisition and new construction of **Fulton and James**, serving low- to moderate-income renters at 2004 & 2008 Fulton St. and 1105 James St, Houston TX 77009. (District H)
- Tom McCasland, Director
  - Ana Martinez, Deputy Assistant Director

### IV. Director's Comments

- Tom McCasland, Director

Adjourn



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 6/23/2021

District ALL

Item Creation Date: 5/18/2021

HCD21-80

Houston Area Women's Center

Agenda Item: II.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and Houston Area Women's Center (HAWC), to extend the contract term to allow HAWC to continue to utilize CARES Act Emergency Solutions Grant - Coronavirus (ESG-CV19) funds and to submit outstanding invoices for funds already spent, for the following services:

1. Case management for survivors of domestic violence and sexual assault;
2. Non-congregant emergency shelter;
3. Security Services; and
4. Client supplies, food and transportation services

COVID-19, social isolation and social distancing has increased the number of domestic violence incidents and families fleeing domestic violence, creating a greater need for family safety. HAWC will deploy a COVID-19 emergency shelter response model based on the current SAFE HARBOR approach that is used when shelters are at capacity and a high-risk situation requires immediate intervention. HAWC will provide these emergency services to women, children, and men who are victims of domestic violence and/or sexual assault and residing within the city of Houston.

CARES Act ESG CV19 funds provides 100% of the total cost of this activity. The initial term of this agreement was July 1, 2020 through December 31, 2020, and was administratively extended through June 30, 2021. This First Amendment will extend the agreement through December 31, 2021.

As of March 2021, HAWC has served 400 clients with no findings on the latest annual compliance monitoring report. To date, HAWC has submitted invoices for 16% of the total grant amount.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on June 15, 2021.

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Tom McCasland, Director

**Prior Council Action:**

6/23/2020 (O) 2020-580

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 6/23/2021

District ALL

Item Creation Date: 5/18/2021

HCD21-84

Healthcare for the Homeless-Houston

Agenda Item: II.b.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Second Amendment to the Subrecipient Agreement between the City of Houston (City) and Healthcare for the Homeless-Houston (HHH), to extend the contract and enable HHH to continue to utilize Community Development Block Grant (CDBG) funds for the following services that reduce barriers to care for unhoused individuals:

1. Operating the Project Access homeless transportation program, which includes a 40-passenger wheelchair accessible bus connecting homeless clients with essential social service and healthcare providers;
2. A community health worker, who will provide wrap-around supportive services for Project Access' riders and ensure the program's procedural integrity and compliance.

The Project Access program addresses increased challenges for people experiencing homelessness during COVID-19, since social distancing and quarantining are difficult for unhoused individuals. Additionally, people experiencing homelessness are less likely to have access to consistent medical care and more likely to have co-morbidities that make them more vulnerable to COVID-19.

CDBG funds provide 100% of the total cost of this activity. The initial term of the Agreement was February 1, 2019 through January 31, 2020. A First Amendment provided funding through January 31, 2021 and was extended to July 31, 2021. This proposed Second Amendment will extend the agreement through December 31, 2021.

As of March 2021, HHH has served 441 unduplicated clients, utilizing approximately 22% of funding and there are no findings on the last annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on June 15, 2021.

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Tom McCasland, Director

**Prior Council Action:**

1/23/2019 (O) 2019-44; 6/23/2020 (O) 2020-580

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 7/14/2021

District ALL

Item Creation Date: 1/29/2021

HCD21-14

The Montrose Center

Agenda Item: II.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 an additional \$1,517,210.00 in Housing Opportunities for Persons with AIDS (HOPWA) funds, for (1) Tenant-Based Rental Assistance (TBRA); (2) Short-Term Rent, Mortgage, and Utilities assistance (STRMU); and (3) supportive services for 270 low-income households living with/or affected by HIV/AIDS.

The Montrose Center provides rental subsidies and supportive services to participants at risk of becoming homeless. Supportive services include Permanent Housing Placement Services (PHPS), case management, professional counseling and other services. Housing assistance will be provided as follows: (1) TBRA for 60 households, (2) STRMU for 190 households, and (3) PHPS for 20 households of persons living with/or affected by HIV/AIDS. The City provides approximately 22% of the costs for this HOPWA project.

Category	Total	Percent
STRMU	\$601,568.19	39.65%
TBRA	\$510,522.73	33.65%
Supportive Services	\$247,856.27	16.34%
Administrative	\$104,146.11	6.86%
Supportive Services – PHPS	\$53,116.70	3.50%
Total	\$1,517,210.00	100.00%

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. The contract was administratively extended through July 31, 2021. This Second Amendment provides funding through July 31, 2022.

As of March 2021, Montrose Center has served 283 clients, utilizing approximately 72% of funding. There were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on June 15, 2021.

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Tom McCasland, Director

**Prior Council Action:**

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

**Amount of Funding:**

\$1,517,210.00 Federal Government – Grant Funded (5000)

**Contact Information:**

Roxanne Lawson  
832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 6/30/2021

District ALL

Item Creation Date: 5/28/2021

HCD21-85

Houston Area Community Services, Inc. (HACS) dba Avenue 360

Agenda Item: II.d.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to a Subrecipient Agreement between the City of Houston (City) and Houston Area Community Services, Inc. (HACS) dba Avenue 360. This Amendment will provide up to an additional \$783,009.64 in Community Development Block Grant - Coronavirus (CDBG-CV) funds, serving an additional 75 formerly homeless individuals transitioning to permanent housing.

This Amendment is providing additional funding and programming to address gaps in the homeless system. This program will keep formerly homeless individuals securely housed. The additional funding will provide housing rent subsidies for six months, paired with Housing Case Management services for 18 months.

Houston Area Community Services dba Avenue 360 is an active member of The Way Home system. This program supports the COVID CARES Housing Plan (CCHP) that supports Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness.

<b>Category</b>	<b>Total</b>	<b>Percent</b>
Program Services	\$711,954.04	90.93%
Administration	\$71,055.60	9.07%
<b>Total</b>	<b>\$783,009.64</b>	<b>100%</b>

The initial term of this agreement was from August 1, 2020 to July 31, 2021. The First Amendment will extend the Agreement through December 31, 2022. As of February 2021, Houston Area Community Services dba Avenue 360 served 45 clients and has spent 58% of the funds from the original Agreement. Houston Area Community Services dba Avenue 360 began receiving funds through the City in 2000, and there were no findings on the annual compliance monitoring.

\*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 June 15, 2021.

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Tom McCasland, Director

**Prior Council Action:**

7/21/2020 (O) 2020-0634

**Amount of Funding:**

\$783,009.64 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson

832-394-6307





**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 6/30/2021

District ALL

Item Creation Date: 5/28/2021

HCD21-86

Career and Recovery Resources, Inc.

Agenda Item: II.e.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and Career and Recovery Resources, Inc. (CRR), providing up to an additional \$942,737.00 in Community Development Block Grant - Coronavirus (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19, serving an additional 75 formerly homeless individuals transitioning to permanent housing.

This Amendment is providing additional funding and programming to address gaps in the homeless system. This program will keep formerly homeless individuals securely housed. The additional funding will provide housing rent subsidies for six months, paired with Housing Case Management services for 18 months.

CRR is an active member of The Way Home system. This program supports the COVID CARES Housing Plan (CCHP) that supports Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness.

<b>Category</b>	<b>Total</b>	<b>Percentage</b>
Program Services	\$881,063.00	93.46%
Administration	\$61,674.00	6.54%
<b>Total</b>	<b>\$942,737.00</b>	<b>100%</b>

The initial term of this Agreement was from October 1, 2020 to March 31, 2022. The First Amendment will extend the Agreement through December 2022. As of May 2021, CRR had utilized 33% of their funding and served 105% of the original target. CRR began receiving funds through the City of Houston in 2006, and there were no findings on the annual compliance monitoring review.

\*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 June 15, 2021.

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Tom McCasland, Director

**Prior Council Action:**

9/15/2020 (O) 2020-792

**Amount of Funding:**

\$942,737.00 Federal Government - Grant Fund (5000)

**Contact Information:**

Roxanne Lawson

832-394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 07/07/2021

District D

Item Creation Date: 05/26/2021

HCD21-74

Temenos Place – New Construction PSH

Agenda Item: III.a.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and Temenos Community Development Corporation (Borrower), a nonprofit partner of The NHP Foundation joined by Temenos Permanent Affordable, LLC (Owner), for an \$8,000,000.00 Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) grant, a \$3,000,000.00 HOME Investment Partnership Program grant, and \$1,500,000.00 in Homeless and Housing Bond Reinvestment funds for the acquisition and new construction of a permanent supportive housing community for the homeless located at 1703 Gray Street, Houston, TX 77004.

Temenos Place will be a newly constructed six-story elevator-served building located in Midtown TIRZ 2, with 95 efficiency apartments. With an anticipated Housing Assistance Payment (HAP) subsidy contract from the Houston Housing Authority, all residents will pay no more than 30% of their monthly adjusted income in rent. Intensive supportive services, coordinated by Temenos CDC, will include addiction recovery support and other health and wellness services such as benefit applications, transportation assistance, crisis intervention, housing mediation, chronic illness management, case management, food support and other needs to protect housing stability for its tenants.

The new facility will include modern amenities and built-in furniture. The development will be a replacement property for Temenos Place II that was acquired by the Texas Department of Transportation in 2020 through condemnation for the I-45 expansion project. Temenos CDC is constructing the replacement property less than one mile from the original building.

Temenos Place is funded through 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.

The City of Houston loan term and affordability period will be 40 years and will commence when the construction period is completed.

Funding for Temenos Place will be as follows:

<b>Sources:</b>		<b>Uses:</b>	
4% Housing Tax Credit Syndication Proceeds	\$9,420,870.00	Hard Cost	\$20,077,556.00
<b>City of Houston Request -DR-17 -HOME -Housing Bond Funds Reinvestment</b>	<b>\$12,500,000.00</b>	Soft Cost	\$6,293,463.00
Harris County CDBG-DR 17	\$11,000,000.00	Acquisition Cost	\$1,930,000.00
In Kind	\$1,044,143.00	Developer Fee	\$2,755,000.00
		Reserves	\$2,908,994.00
<b>Total Source of Funds:</b>	<b>\$33,965,013.00</b>	<b>Total Project Cost:</b>	<b>\$33,965,013.00</b>



No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on June 15, 2021.

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Tom McCasland, Director

**Amount of Funding**

\$8,000,000.00 Federal State Local - Pass Through (5030)

\$4,500,000.00 Federal State Local - Pass Through (5000)

**Contact Information:**

Roxanne Lawson

(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 07/07/2021

District: B

Item Creation Date: 08/10/2020

HCD21-83

Summit at Renaissance Park

Agenda Item: III.b.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Loan Agreement between the City of Houston (City) and AHG Properties, LLC. (Borrower) to provide \$14,900,000.00 of Community Development Block Grant - Disaster Recovery 2017 (CDBG - DR17) funds, for the land acquisition and development costs for the Summit at Renaissance Park, serving low- to moderate-income renters at the Greenspoint Mall (near 12300 N. Freeway, Houston, TX 77060).

Summit at Renaissance Park will be a 325-unit midrise (5+ Stories) affordable rental development serving working families. The property will provide a mix of one-, two-, three-, and four-bedroom units serving low- to moderate-income households at 30%, 50%, and 60% of Area Median Income. The project is an integral part of a larger mixed-use project redevelopment plan and will consist of a large central park, which will include an event pavilion lawn, lakes, and walking trails. AHG has re-developed Gulf Coast Arms Apartments utilizing City HOME Investment Partnership Program funding and currently has The Residences at Hardy Yards under construction, financed with City CDBG-DR17 funding.

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. The borrower will pay an annual installment of interest from available cash flow.

<b>Sources &amp; Uses</b>			
<b>Sources</b>	<b>Amount</b>	<b>Uses</b>	<b>Amount</b>
<b>City of Houston Request (CDBG-DR17)</b>	\$14,900,000.00	<b>Hard Cost</b>	\$42,793,897.00
<b>Permanent Lender</b>	\$27,376,716.00	<b>Soft Cost</b>	\$17,025,436.00
<b>4% Housing Tax Credit Proceeds</b>	\$28,809,125.00	<b>Acquisition Cost</b>	\$ 6,290,000.00
<b>Cash Equity</b>	\$0.00	<b>Developer Fee</b>	\$8,405,687.00
<b>In-Kind Equity/ Deferred Developer Fee</b>	\$3,504,179.00	<b>Reserves</b>	\$ 75,000.00
<b>Total Source of Funds:</b>	\$74,590,020.00	<b>Total Project Cost:</b>	\$74,590,020.00

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on June 15, 2021.

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Tom McCasland, Director

**Amount of Funding**

\$14,900,000.00 Federal State Local-Pass Through (5030)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 08/18/2021

District H

Item Creation Date: 5/26/2021

HCD 21-81

232 Dipping Lane

Agenda Item: III.c.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Avenue CDC, (Borrower), providing a \$1,310,270.00 Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) loan, for the land acquisition and new construction of a rental community serving low- to moderate-income renters at 232 Dipping Ln. Houston, TX 77076.

232 Dipping Lane will be a house-scale multifamily rental development that will provide four housing units for individuals or families. Each unit within the development will be rent restricted, marketing to lower income households first. Each of these units will be reserved for households at 30%, 50%, 60% and 80% of the Area Median Income, respectively.

The homes will be built to ENERGY STAR certified standards incorporating a complete thermal enclosure system, heating and cooling system, water management system, and energy-efficient lighting and appliances. The access to public transportation with bus routes and the Metrorail Red Line provides residents the ability to connect to Downtown Houston, and it is also easily accessible to other Houston job centers, such as the Texas Medical Center, Greenway Plaza and Uptown.

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, by the City’s Harvey Multifamily Program Guidelines, implemented by HCDD.

The loan and affordability period will be 20 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period and no payments will be required.

<b>Sources &amp; Uses</b>			
<b>Sources</b>	<b>Amount</b>	<b>Uses</b>	<b>Amount</b>
City of Houston Request	\$1,310,270.00	Hard Cost	\$690,000.00
Cash Equity	\$50,000.00	Soft Cost	\$519,070.00
		Acquisition Cost	\$150,000.00
		Reserves	\$1,200.00
<b>Total Source of Funds:</b>	<b>\$1,360,270.00</b>	<b>Total Project Cost:</b>	<b>\$1,360,270.00</b>

No Fiscal Note is required on grant items.

This item was reviewed by the Housing and Community Affairs Committee on June 15, 2021.

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Tom McCasland, Director

**Amount of Funding**

\$1,310,270.00 Federal State Local – Pass Through (5030)

**Contact Information:**

Roxanne Lawson  
(832) 394-6307



**CITY OF HOUSTON – CITY COUNCIL**

Meeting Date: 07/14/2021

District H

Item Creation Date: 5/26/2021

HCD 21-82

Fulton and James

Agenda Item: III.d.

**Background:**

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Contract between the City of Houston (City) and Avenue CDC (Borrower), to provide a \$1,652,917.00 Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR17) loan for the land acquisition and new construction of Fulton and James, an apartment community serving low- to moderate-income renters at 2004 & 2008 Fulton St. and 1105 James St, Houston TX 77009.

Fulton and James will be a house-scale multifamily rental development with five housing units that will serve individuals or families. Each home will be a three-bedroom unit serving low- to moderate-income households at 30%, 50%, 60%, or 80% of the Area Median Income. The homes will be built to ENERGY STAR certified standards incorporating a complete thermal enclosure system, heating and cooling system, water management system, energy-efficient lighting and appliances.

The site is located in a residential part of the Near Northside Complete Community, within two miles of Downtown Houston and surrounded by community centers, public parks, Metrorail Red line, grocery stores, pharmacy, library, and hospital.

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, by the City’s Harvey Multifamily Program Guidelines, implemented by HCDD.

The loan and affordability period will be 20 years and will commence when the construction period is completed. The loan will be non-amortizing throughout both the construction and affordability period and no payments will be required.

<b>Sources &amp; Uses</b>			
<b>Sources</b>	<b>Amount</b>	<b>Uses</b>	<b>Amount</b>
City of Houston Request	\$1,652,917.00	Hard Cost	\$866,463.00
Cash Equity	\$183,657.00	Soft Cost	\$299,611.00
		Acquisition Cost	\$669,000.00
		Reserves	\$1,500.00
<b>Total Source of Funds:</b>	<b>\$1,836,574.00</b>	<b>Total Project Cost:</b>	<b>\$1,836,574.00</b>

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on June 15, 2021.

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Tom McCasland, Director

**Amount of Funding**

\$1,652,917.00 Federal State Local – Pass Through (5030)

**Contact Information:**

Roxanne Lawson, (832) 394-6307