



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)
Tuesday, February 15th, 2022 at 10:00 A.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 **Friday, February 11, 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 Chair, as presiding officer of 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/HCAFebruary22>
<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. Public Services

- a. The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Third Amendment to the Contract between the City of Houston (City) and Houston SRO Housing Corporation, to extend the term and provide up to \$350,000.00 of HOPWA funds for a HOPWA community residence and supportive services. (District D)
 - b. HCDD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City and Catholic Charities of the Archdiocese of Galveston-Houston, to provide up to \$1,949,430.00 in CDBG funds for administration and related services in connection with the City's Emergency Rental Assistance Program, for households that have been affected by COVID-19. (All Districts)
- Keith W. Bynam, Interim Director
 - Melody Barr, Deputy Assistant Director

III. Public Facilities

HCDD recommends Council approval of a Second Amendment to a Contract between the City of Houston (City) and Houston Shifa Services Foundation, Inc (Agency) extending the facility's Restricted Use Period for six months. (District K)

- Keith W. Bynam, Interim Director
- Ana Martinez, Deputy Assistant Director

IV. Large Tract Development

- a. HCDD recommends Council approval of an Ordinance authorizing an Agreement for Option to Purchase Real Property between the City and Stella Link Investments LTD, for the purchase of 12.6 acres of land with \$14,470,256.00 CDBG-DR17 funds to develop affordable owner-occupied homes. (District K)
- b. HCDD recommends Council approval of an Ordinance authorizing an Agreement for Option to Purchase Real Property between the City and Quasar City Park LTD for the purchase of 14.946 acres of land with \$13,020,940.00 CDBG-DR17 funds to develop owner-occupied homes. (District D)

- Keith W. Bynam, Interim Director
- Olivia Bush, Interim Division Manager

V. Multifamily

- a. HCDD recommends Council approval of a Resolution allowing the rehabilitation of Sunset Gardens, a property currently applying for 4% housing tax credits (HTC) allocated by the Texas Department of Housing and Community Affairs (TDHCA) and located in a census tract with a poverty rate above 40%. (District D)
- b. HCDD recommends Council approval of an Ordinance amending and restating a \$1,577,774.40 CDBG DR-2 Loan Agreement with Fifth Ward Community Redevelopment Corporation to finance the reconstruction of St. Elizabeth Place located at 4514 Lyons Avenue, Houston, TX 77020. (District B)

- Keith W. Bynam, Interim Director
- Ana Martinez, Deputy Assistant Director

VI. Planning & Grants Management

HCDD recommends Council approval of an Ordinance awarding a Contract to Reinvestment Fund, Inc. in the maximum contract amount of \$140,000.00 to provide Hurricane Harvey Community Development Block Grant – Disaster Recovery Funds for a Market Value Analysis and Economic Development Investment Study. (All Districts)

- Keith W. Bynam, Interim Director
- Derek Sellers, Deputy Director

VII. Director's Comments

- Keith W. Bynam, Interim Director

Adjourn



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 02/16/2022

District D

Item Creation Date: 12/30/2021

HCD21-151

Houston SRO Housing Corporation

Housing Opportunities for Persons with AIDS (HOPWA)

Agenda Item: II.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Third Amendment to the Contract between the City of Houston (City) and Houston SRO Housing Corporation (Houston SRO), to extend the term and provide up to \$350,000.00 of federal Housing Opportunities for Persons with AIDS (HOPWA) funds to finance the operation of a HOPWA community residence with supportive services to a minimum of 34 very-low income households affected by HIV/AIDS.

Supportive services include comprehensive case management and referrals for general health services, job training and placement, mental health, and substance abuse counseling. Operating costs include property management, utilities, maintenance and repairs, and property insurance.

Category	Total Contract Amount	Percent
Administrative	\$16,100.00	4.6%
Supportive Services	\$28,862.00	8.25%
Operating Costs	\$305,038.00	87.15%
Total	\$350,000.00	100.00%

HCDD conducted a Notice of Funding Availability (NOFA) for HOPWA services in COH FY2019. Houston SRO was one of the providers selected. The initial contract began December 1, 2018 and was extended through two subsequent amendments and administrative extensions to March 31, 2022. This Third Amendment provides funding through March 31, 2023.

As of November 30, 2021, Houston SRO has served approximately 106% of the client goal. No findings were reported by Compliance and Monitoring during the 2021 monitoring period. Houston SRO began receiving HOPWA funds through the City in 1998.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 15, 2022.

Keith W. Bynam, Interim Director

Amount of Funding:

\$350,000.00 Federal Government – Grant Fund (5000)

Prior Council Action:

11/28/18 (O) 2018-932; 1/15/20 (O) 2020-40; 1/13/2021 (O) 2021-22

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/2/2022

District: ALL

Item Creation Date: 1/27/2022

HCD22-20

Catholic Charities CDBG Rental Assistance

Agenda Item: II.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston (City) and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities), to provide up to \$1,949,430.00 in Community Development Block Grant (CDBG) funds for administration and related services in connection with the City's Emergency Rental Assistance Program, for households that have been affected by COVID-19.

The Emergency Rental Assistance program will assist households that are unable to pay rent due to the effects of the COVID-19 pandemic and will enable HCDD to assist in reducing the spread of COVID-19, by mitigating both evictions and new entries into homelessness.

CDBG FUNDING CATEGORY	AMOUNT	Percent
Administrative	\$0	0%
Program Costs	\$1,949,430.00	100%
Total	\$1,949,430.00	100%

Catholic Charities has received funding through the City of Houston since 2003. This agreement will provide funding from March 15, 2022- May 30, 2022.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 15, 2022.

Keith W. Bynam, Interim Director

Amount of Funding:

\$1,949,430.00 Federal Government Fund (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/16/2022

District: K

Item Creation Date: 1/14/2022

HCD22-11

Houston Shifa Services Foundation, Inc

Agenda Item: III.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a Second Amendment to Agreement between the City of Houston (City) and Houston Shifa Services Foundation, Inc (Agency), adding six months to the facility’s current Restricted Use Period. The original Agreement dated March 27, 2013, provided \$850,000.00 in Community Development Block Grant (CDBG) funds for the acquisition and construction of their facility located near the intersection of Gessner and Westplace Drive, Houston, Texas.

On May 7, 2014, Council approved a First Amendment to Agreement, providing an additional \$200,000.00 in CDBG funds to cover additional construction costs for the Facility and extend the Restricted Use Period.

Houston Shifa Foundation, Inc, in partnership with the City of Houston, serves and operates a shelter for women and children who have been victims of domestic violence. In addition to the shelter, Shifa provides medical services, legal advice, and vocational education programs to help clients rebuild their lives in a safe and stable environment. The primary target clientele for these services will be low- and moderate-income individuals. There are no additional CDBG funds being added to this project.

Sources	Amount	Uses	Amount
City of Houston – CDBG Funds (Previously Approved)	\$1,050,000.00	Acquisition Cost	\$178,966.00
Houston Shifa Foundation, Inc.	\$661,556.81	Soft Cost	\$116,185.88
		Hard Cost	\$1,416,404.93
Total Source of Funds:	\$1,711,556.81	Total Project Cost:	\$1,711,556.81

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 15, 2022.

Keith W. Bynam, Interim Director

Prior Council Action:

3/27/2013 (O) 2013-255; 5/7/2014 (O) 2014-431

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/23/2022

District: K

Item Creation Date: 1/25/2022

HCD22-17

10301 Stella Link Rd

Agenda Item: IV.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an Agreement for Option to Purchase Real Property between the City of Houston (City) and Stella Link Investments LTD (Seller) for the purchase of 12.45 acres of land for \$14,300,372.00, to develop affordable owner-occupied homes. The land is located north of Stella Link Rd, south of Main St, and east of Willowbend, known as 10301 Stella Link Road (the Property). The acquisition and development of the Property will be supported by the HCDD Harvey Single Family Development (HSFD) Program, which is funded by Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR 17) funds.

10301 Stella Link Road will be a new construction project of single-family homes in the Willowbend neighborhood. This purchase will increase Houston's housing stock by approximately 240 townhomes. A minimum of 51% of the total homes will be sold to low-to-moderate-income homebuyers at 80% AMI or below. This project is aligned with the City's Hurricane Harvey Recovery efforts to invest in Transit-Oriented Communities and create affordable housing opportunities for homebuyers impacted by Hurricane Harvey to purchase storm resilient homes in desirable neighborhoods in the city.

The Property comprises approximately 12.45 acres of land situated at 10301 Stella Link Rd, Houston, Texas. The Purchase Price is \$ 14,100,372.00, plus approximately \$200,000.00 for other costs, as shown in the chart below.

The Seller understands that there is no obligation to sell the Property under the HSFD Program, but the Seller does so voluntarily. The City's 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 acquisition purchase reimbursement approval by the Texas General Land Office. The following is a breakdown of expected costs:

Sources	Amount	Uses
CDBG -DR 17	\$ 14,100,372.00	Up to - Acquisition of Land
CDBG -DR 17	\$200,000.00	Estimated Due Diligence, maintenance, and pre-development and planning costs
Total	\$14,300,372.00	Estimated Total

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 15, 2022.

Keith W. Bynam, Interim Director

Amount of Funding:

\$14,300,372.00- Federal State Local – Pass through Fund (5030)

Contact Information:

Roxanne Lawson
(832) 394-6307

EXHIBIT A





CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 3/2/2022

District: D

Item Creation Date: 1/28/2022

HCD22-22

Hwy 288 and E. Orem

Agenda Item: IV.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance authorizing an Agreement for Option to Purchase Real Property between the City of Houston (City) and Quasar City Park LTD (Seller) for the purchase of 14.946 acres of land for \$13,020,940.00, to develop affordable owner-occupied homes. The land is located at the intersection of the Northeast corner of Orem Drive and Cityscape Avenue, just off South Freeway (Hwy 288) known as 288 and Orem (the Property). The acquisition and development of the Property will be supported by the HCDD Harvey Single Family Development (HSFD) Program, which is funded by Community Development Block Grant - Disaster Recovery 2017 (CDBG-DR 17) funds.

288 and Orem will be a new construction project of single-family homes in the South Acres/Crestmont Park neighborhood. This purchase will increase Houston’s housing stock by up to 240 townhomes. A minimum of 51% of the total homes will be sold to low-to-moderate-income homebuyers at 80% AMI or below. This project is aligned with the City’s Hurricane Harvey Recovery efforts to invest in Transit-Oriented Communities and create affordable housing opportunities for homebuyers impacted by Hurricane Harvey to purchase storm resilient homes in desirable neighborhoods in the city.

The Property comprises 14.946 acres of land situated at Hwy 288 and E. Orem Drive, Houston, Texas. The Purchase Price is \$13,020,940.00, plus approximately \$200,000.00 for other costs, as shown in the chart below.

The Seller understands that there is no obligation to sell the Property under the HSFD Program, but the Seller does so voluntarily. The City’s 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 (HUD) and acquisition purchase reimbursement approval by the Texas General Land Office (GLO). The following is a breakdown of expected costs:

Sources	Amount	Uses
CDBG -DR 17	\$13,020,940.00	Up to Acquisition of Land
CDBG -DR 17	\$200,000.00	Estimated Due Diligence, maintenance, and pre-development and planning costs
Total	\$13,220,940.00	Estimated Total

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 15, 2022.

Keith W. Bynam, Interim Director

Amount of Funding:

\$13,220,940.00 - Federal State Local – Pass through Fund (5030)

Contact Information:

Roxanne Lawson
(832) 394-6307

Exhibit A





CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/23/2022

Districts D

Item Creation Date: 1/31/2022

HCD22-24

Resolution Confirming Support of Development
Sites Greater than 40% Poverty in Census Tracts
Agenda Item: V.a.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of a Resolution allowing the rehabilitation of Sunset Gardens, a property currently applying for 4% housing tax credits (HTC) allocated by the Texas Department of Housing and Community Affairs (TDHCA) that is located in a census tract with a poverty rate above 40%.

Sunset Gardens is the proposed rehabilitation of two adjacent affordable housing complexes formerly known as King's Row and Scott Plaza, located at 4141 Barbary Drive and 9703 Scott Street, respectively, in the Sunnyside Complete Community. The applicant is Sunset Gardens Preservation, LP.

HTC applicants that propose a development site that is located within a census tract that has a poverty rate above 40% for individuals must disclose such. Mitigation must be in the form of a resolution from the Governing Body of the appropriate municipality or county containing the development, referencing this rule and/or acknowledging the high poverty rate and authorizing the development to move forward.

Based on initiatives being taken in the Sunnyside Complete Community, and the need for the substantial rehabilitation of Sunset Gardens, HCDD recommends that Council approve the Resolution allowing rehabilitation of Sunset Gardens.

This item was reviewed by the Housing and Community Affairs Committee on February 15, 2022.

Keith W. Bynam, Interim Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 02/23/2022

District: B

Item Creation Date: 1/31/2022

HCD22-25

St. Elizabeth Place

Agenda Item: V.b.

Background:

The Housing and Community Development Department (HCDD) recommends Council approval of an Ordinance amending and restating a \$1,577,774.40 CDBG DR-2 Loan Agreement with Fifth Ward Community Redevelopment Corporation to finance the reconstruction of St. Elizabeth Place located at 4514 Lyons Avenue, Houston, TX 77020.

On June 24, 2020, Houston City Council approved an Ordinance approving \$14,874,622.00 in CDBG DR2 and CDBG DR-17 funds towards the redevelopment of St. Elizabeth Place, an 85-unit affordable housing development (Project). After closing the financing, the department received a separate request for a supplemental investment of \$1,577,774.40 of CDBG DR-2 funds.

The CDBG Disaster Recovery Round 2 proceeds will be used towards the direct acquisition of the property and related soft costs. The CDBG 2017 Disaster Recovery funds will be used to partially finance the historic renovation and new construction of the Project.

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.

Sources and Uses			
City of Houston Request (HCDD Source)	\$ 16,452,396.00	Hard Cost	\$ 21,907,935.00
Conventional Loan	\$ 7,325,000.00	Soft Cost	\$ 10,134,051.00
Housing Tax Credit Proceeds	\$4,474,501.00	Developer Fee	\$ 3,179,467.00
Cash Equity	\$ 1,145,768.00		
In-Kind Equity/Deferred Developer Fee	\$ 80.00	Reserves	\$ 494,452.00
State Historic Tax Credits	\$ 6,318,160.00		
Total Source of Funds:	\$ 35,715,905.00	Total Project Cost:	\$ 35,715,905.00

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on February 15, 2022.

Keith W. Bynam, Interim Director

Prior Council Action:

06/24/2020 (O) 2020-548; 06/02/2021 (O) 2021-441

Amount of Funding

\$1,577,774.40 Federal Government – Grant Funded (5030)

Contact Information:

Roxanne Lawson, 832-394-6307



DRAFT

CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
ALL Districts
Item Creation Date: 1/5/2022

T29500 Market Value Analysis and Economic Development Investment Study - Ordinance

Agenda Item: VI.

Background:

Request for Proposals received July 8, 2021 for S36-T29500 - Approve an ordinance awarding a contract to Reinvestment Fund, Inc. in the maximum contract amount of \$140,000.00 to provide Hurricane Harvey Community Development Block Grant - Disaster Funds for a Market Value Analysis and Economic Development Investment Study for the Housing and Community Development Department.

Specific Explanation:

The Interim Director of the Housing and Community Development Department and the Chief Procurement Officer recommend that City Council approve an ordinance awarding a **six (6) months contract with one six (6) month option to renew** to Reinvestment Fund, Inc. in the maximum contract amount of **\$140,000.00** for a Market Value Analysis and Economic Development Investment Study. The Director of the Housing and Community Development Department may terminate this contract at any time upon 30-days written notice to the contractor, with a copy of the notice to the Chief Procurement Officer.

The study will evaluate empirical data and conduct analytics for post-disaster events from Hurricane Harvey as it relates to impacts on the housing and commercial markets in the City of Houston. The intent of the study is to capture the changed landscape and any demographic shifts as a result of Hurricane Harvey and connect to a longitudinal assessment with the previous studies conducted in the 2013 City-Wide Market Value Analysis and the 2016 Affordable Housing and Economic Investment Study, performed by HCDD

The study will support the Planning activities funded through CDBG-DR17 which strive to promote sound, sustainable long-term recovery planning informed by a post-disaster evaluation of hazard risk, especially land-use decisions that reflect responsible flood plain management and take into account future possible extreme weather events and other natural hazards and long-term risks.

The Contractor shall provide supervision, labor, tools, equipment, permits, parts, expendable items, material, and supplies necessary to provide a Market Value Analysis (MVA) and Economic Development Investment (EDI) Study. The MVA will consist of analyses in census block groups throughout the City of Houston. The EDI will consist of a Commercial Corridor Analysis along major corridors that will measure economic activity in identified City of Houston Super Neighborhoods. Also, the Contractor shall provide itemized deliverables as specified in Exhibit B of the contract, which details the scope of work, and includes a schedule, specific deliverables, and associated costs for tasks as follows:

- Task 1: Project Kickoff and Task Force Launch
- Task 2: Stakeholders Participation Plan
- Task 3: Draft MVA Models
- Task 4: Gather, organize, and use supplemental data
- Task 5: Economic Development Investment Study.
- Task 6: Final MVA Model.

The final deliverable is an analysis of neighborhoods and economic corridors to assist residents and policymakers with identifying and understanding the elements of their local real estate market, affordable housing market, major commercial corridors, and how these elements have changed since Hurricane Harvey.

The Request for Proposals (RFP) was advertised in accordance with the requirements of the State of Texas bid laws. As a result, a proposal was received from one (1) firm: Reinvestment Fund, Inc. The evaluation committee consisted of City employees from the Housing and Community Development Department. The evaluation was based on the following criteria:

1. Responsiveness of Proposal
2. Technical Competence
3. Price

Reinvestment Fund, Inc. was deemed qualified to perform the requirements as outlined in the RFP.

The Market Value Analysis and Economic Development Investment Study project was presented to the Housing and Community Affairs Committee on February 15, 2022.