Housing & Community Affairs Meeting: February 18, 2014

Housing and Community Development Department (HCCD)
Proposed Agenda Items

Housing and Community Development presentations:
A. HOPWA Public Services & Public Facilities
   To Review and possible authorize:

1. An ordinance authorizing the use of $324,416 in federal HOPWA funds for a contract between the City of Houston and Houston Help, Inc., for the administration and operation of a HOPWA community residence with supportive services for individuals/families affected by HIV/AIDS.

2. An ordinance authorizing the use of $196,500 in federal HOPWA funds for a contract between the City of Houston and the Association for the Advancement of Mexican Americans, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

3. An ordinance authorizing the execution of a contact between the City of Houston and Brentwood Economic Community Development Corp., providing $468,342 of HOPWA funds for the operation and administration of a community residence and a rental assistance program (with supportive services) for families affected by HIV/AIDS.

4. An ordinance authorizing the use of $150,000 in federal HOPWA funds for a contract between the City of Houston and Goodwill Industries of Houston, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

5. An ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $2,167,908 in ESG and CDBG funds for the administration and operation of the City’s Emergency Solutions Grants Program.

6. An ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $500,000 in CDBG funds for the administration and operation of the City’s Juvenile Delinquency Prevention Program.
7. An ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $500,000 in CDBG funds for the administration and operation of the City’s Child Care Program.

8. An ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services, providing $209,963 in CDBG funds for the administration and operation of the Resource Center and Mobile Outreach Program.

9. An ordinance authorizing a contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting $1,387,651 in State Homeless Housing and Services Program serving the City’s homeless and at-risk populations.

Presenter: Melody Barr

B. Commercial

10. An ordinance to amend a Land Use Restriction Agreement between the City of Houston and 2013 Houston Sunnyside Street, LLC, which will reduce the number of restricted units and will reduce the term of the restrictions.

11. An Ordinance authorizing and approving a $3,000,000 Loan Agreement of federal funds between the City of Houston and NHPF/UA LLC for renovation of Cleme Manor – 284-unit affordable housing community located at 5300 Coke Street.

12. Authorizing a state required Resolution of No Objection, enabling the sponsors of Cleme Manor (an apartment complex which serves low to moderate income individuals in the Fifth Ward) to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs.

13. Authorize a state required Resolution of No Objection, enabling 2010 North Main (a proposed affordable, mixed-income, transit oriented housing community) to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs.

14. Ordinance authorizing the execution of GLO Contract No. 14-236-000-8329 related to Hurricanes Dolly and Ike Round 2.2 Non-Housing Grant Agreement (GLO Contract); and acceptance of the grant award in the amount of $26,112,539.00 from the Texas General Land Office.

Presenter: Eta Paransky
15. An ordinance approving an Interlocal Agreement between the City of Houston and the Redevelopment Authority (RA) of Tax Increment Reinvestment Zone 21 (TIRZ) for an amount not to exceed $15,000,000 of Disaster Recovery Round 2 Infrastructure funds to improve drainage and street infrastructure in the Near Northside neighborhood.

Presenter: Eta Paransky

C. Public Facilities and Economic Development

16. An ordinance approving and authorizing an Agreement between the City of Houston and the Houston Redevelopment Authority, providing up to $1 million of Community Development Block Grant funds for economic development activities.

17. An ordinance approving and authorizing an Agreement between the City of Houston and Houston Business Development, Inc. (HBDI) to provide $2,000,000 in Community Development Block Grant (CDBG) Economic Development funds to increase and expand economic development activities.

Presenter: Chris Butler

D. Land Assemblage Redevelopment Authority (LARA)

18. An ordinance authorizing and approving a Third Amendment to the Urban Redevelopment Interlocal Agreement with the Land Assemblage Redevelopment Authority (LARA) and other Local Taxing Units.

Presenter: Stephen Tinnermon
REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT: An Ordinance authorizing the use of $324,416 in federal HOPWA funds for a contract between the City of Houston and Houston Help, Inc., for the administration and operation of a HOPWA community residence with supportive services for individuals/families affected by HIV/AIDS.

FROM: Neal Racklffe, Director
Housing and Community Development Department

DIRECTOR’S SIGNATURE: Stephen Tinnermon
Phone: 713-868-8448

For additional information contact: 713-868-8448

RECOMMENDATION: Approval of an Ordinance authorizing the use of $324,416 in federal HOPWA funds for a contract between the City of Houston and Houston Help, Inc., for the administration and operation of a HOPWA community residence with supportive services for individuals/families affected by HIV/AIDS.

Amount of Funding: $324,416

SOURCE OF FUNDING

[ ] General Fund  [X] Grant Fund  [ ] Enterprise Fund  [ ] Other

Housing Opportunities for Persons with AIDS (HOPWA)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and Houston Help, Inc. to finance the administration and operation of a Housing Opportunities for Persons with AIDS (HOPWA) community residence with supportive services. This 12-month Agreement will provide $324,416 of HOPWA funds for housing assistance and supportive services to approximately 50 HOPWA-eligible households and 115 individuals. Houston Help, Inc. operates a community residence and provides transitional housing and supportive services for persons affected by HIV/AIDS. Supportive services include: (1) child care; (2) counseling; (3) case management; (4) life skills training; (5) job search assistance; and (6) nutritional services. Operating costs will include property management, utilities, property insurance, and other costs. This grant provides 40% of the total funding for this project.

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<td>$118,204</td>
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<td>Operating Costs</td>
<td>$200,650</td>
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HCDD conducted a Request for Proposals (RFP) for HUD program year 2013/fiscal year 2014, for HOPWA contracts. Houston Help, Inc. was one of the agencies selected. This Contract will provide funding for a twelve month period, from March 1, 2014 – February 28, 2015, with a one year renewal option at the City's request. Houston Help began receiving HOPWA funds through the City in 1998.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR: EP: MB: RLJ

cc: City Attorney
Mayor’s Office
City Secretary
Finance and Administration

REQUIRED AUTHORIZATION

Finance Director: Other Authorization:
Other Authorization:
REQUEST FOR COUNCIL ACTION
14-AAMA (HOPWA)

TO: Mayor via City Secretary

SUBJECT: An Ordinance authorizing the use of $196,500 in federal HOPWA funds for a contract between the City of Houston and the Association for the Advancement of Mexican Americans, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

FROM: Neal Rackleff, Director
Housing and Community Development Department

For additional information contact: Stephen Tinnermon
Phone: 713-868-8448

RECOMMENDATION: An Ordinance authorizing the use of $196,500 in federal HOPWA funds for a contract between the City of Houston and the Association for the Advancement of Mexican Americans for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

Amount of Funding: $196,500.00

SOURCE OF FUNDING:
[  ] General Fund [ X ] Grant Fund [  ] Enterprise Fund [  ] Other
Housing Opportunities for Persons with AIDS (HOPWA)

SPECIFIC EXPLANATION:
The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and the Association for the Advancement of Mexican Americans (AAMA) to finance the administration and operation of a Housing Opportunities for Persons with AIDS (HOPWA) supportive services program.

This 12-month Agreement will provide $196,500 of HOPWA funds for supportive services to approximately 65 HOPWA-eligible households and 200 individuals. Supportive services include: (1) child care; (2) counseling; (3) case management; (4) life skills training; (5) job search assistance; and (6) nutritional services. The grant provides 54% of the funding for this project.

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HCDD conducted a Request for Proposals (RFP) for HUD program year 2013/fiscal year 2014, for HOPWA contracts. AAMA was one of the agencies selected. This Contract will provide funding for a twelve month period, from March 1, 2014 – February 28, 2015, with a one year renewal option at the City's request. This is the first year AAMA will receive HOPWA funds.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR: EP: MB: RLJ

cc: City Attorney
    Mayor's Office
    City Secretary
    Finance and Administration

REQUIRED AUTHORIZATION

Finance Director: Other Authorization: Other Authorization:
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing the execution of a Contract between the City of Houston and Brentwood Economic Community Development Corp., providing $468,342 of HOPWA funds for the operation and administration of a community residence and a rental assistance program (with supportive services) for families affected by HIV/AIDS.

FROM: Neal Rackleff, Director
Housing and Community Development Department

DIRECTOR’S SIGNATURE:

Origination Date
1/13/14

Council Districts affected:
All

Agenda Date

Date and identification of prior authorizing Council action:

RECOMMENDATION: Approval of an Ordinance authorizing the execution of a Contract between the City of Houston and Brentwood Economic Community Development Corp., providing $468,342 in HOPWA funds for the operation and administration of a community residence and a rental assistance program (with supportive services) for individuals/families affected by HIV/AIDS.

Amount of Funding:
$468,342.00

Finance Budget:

SOURCE OF FUNDING
[ ] General Fund [X] Grant Fund [ ] Enterprise Fund [ ] Other

Housing Opportunities for Persons with AIDS (HOPWA)

SPECIFIC EXPLANATION:
The Housing and Community Development Department (HCDD) recommends approval of a Contract between the City of Houston and Brentwood Economic Community Development Corp. (Brentwood) providing HOPWA grant funds for the administration and operation of two programs: (1) a HOPWA funded community residence with supportive services, and (2) a Short-Term Rent, Mortgage, and Utility Assistance (STRMUA) Program with supportive services. The City provides 79 percent of the budget for this program and the remaining 21 percent is from other funding sources.

This 12-month Agreement will provide up to $468,342 in HOPWA funds for rental assistance, budget counseling, and supportive services to approximately 250 low-income households. Brentwood operates an 18-unit transitional housing facility for men living with HIV/AIDS. Through its rental assistance programs, Brentwood provides rental subsidies to help participants at risk of becoming homeless obtain emergency housing assistance. Brentwood also provides supportive services, including case management, professional counseling, a substance abuse program and nutritional services.

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<td>Supportive Services</td>
<td>$103,645</td>
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<td>Operating</td>
<td>$69,580</td>
<td>15%</td>
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<tr>
<td>Short-term Rent, Mortgage and Utilities Assistance</td>
<td>$263,431</td>
<td>56%</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$468,342</strong></td>
<td><strong>100.00%</strong></td>
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HCDD conducted a Request for Proposals (RFP) for HUD program years 2013/ fiscal years 2014, for HOPWA contracts. Brentwood was one of the providers selected. This contract provides funding for February 1, 2014 – January 31, 2015, with a one-year renewal option at the City’s request. Brentwood SEARCH has received CDBG Funding through the City of Houston for various contracts since 1995.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR:EP:MN:B:MC

cc: Legal Department
    Mayor’s Office
    City Secretary
    Finance Department

REQUIRED AUTHORIZATION

Finance Director: Other Authorization: Other Authorization:
TO: Mayor via City Secretary
REQUEST FOR COUNCIL ACTION
14-Goodwill (HOPWA)

SUBJECT: An Ordinance authorizing the use of $150,000 in federal HOPWA funds for a contract between the City of Houston and Goodwill Industries of Houston, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

FROM: Neal Racklaff, Director
Housing and Community Development Department

DIRECTOR'S SIGNATURE: Stephen Tinnermon
Phone: 713-868-8448

RECOMMENDATION: Approval of an Ordinance authorizing the use of $150,000 in federal HOPWA funds for a contract between the City of Houston and Goodwill Industries of Houston, for the administration and operation of a HOPWA supportive services program for individuals affected by HIV/AIDS.

For additional information contact: Stephen Tinnermon
Phone: 713-868-8448

Date and identification of prior authorizing Council action: N/A

Council Districts affected: All

Amount of Funding: $150,000.00

SOURCE OF FUNDING
[ ] General Fund [X] Grant Fund [ ] Enterprise Fund [ ] Other

Housing Opportunities for Persons with AIDS (HOPWA)

SPECIFIC EXPLANATION:
The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and Goodwill Industries of Houston (Goodwill Houston) to finance the administration and operation of a Housing Opportunities for Persons with AIDS (HOPWA) supportive services program.

This 12-month Agreement will provide $150,000 of HOPWA funds for supportive services to 150 HOPWA-eligible households and 200 individuals. Goodwill Houston’s Project Good Hope will provide job-related services to HOPWA-eligible clients and their families. Over the course of the contract year, Goodwill Houston will provide information and initial assessment services to 200 qualified individuals, with 120 clients receiving job readiness training, and 100 clients placed into competitive employment. Supportive services include referrals for: (1) child care; (2) counseling; (3) case management; (4) life skills training; (5) job search assistance; and (6) nutritional services. The grant provides 51% of the funding for this project.

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<td>$0</td>
<td>0%</td>
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<tr>
<td>Supportive Services</td>
<td>$150,000</td>
<td>100%</td>
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<tr>
<td>Total</td>
<td>$150,000</td>
<td>100%</td>
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HCDD conducted a Request for Proposals (RFP) for HUD program year 2013/fiscal year 2014, for HOPWA contracts. Goodwill Houston was one of the agencies selected. This Contract will provide funding for a twelve month period, from March 1, 2014 - February 28, 2015, with a one year renewal option at the City’s request. Goodwill Houston began receiving HOPWA funds through the City in 2009.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR: EP: MB: RLJ

cc: City Attorney
    Mayor’s Office
    City Secretary
    Finance and Administration

REQUIRED AUTHORIZATION

Finance Director: Other Authorization: Other Authorization:
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $2,167,908 in ESG and CDBG funds for the administration and operation of the City's Emergency Solutions Grants Program.

FROM: Neal Rackleff, Director
Housing and Community Development

DIRECTOR'S SIGNATURE:

Origination Date
1/16/14

Agenda Date

Council Districts affected:
All

For additional information contact: Stephen Tinnermon
Phone: 713-688-8448

Date and Identification of prior authorizing Council action: 2013-0041

RECOMMENDATION: Approval of an Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $2,167,908 in ESG and CDBG funds for the administration and operation of the City’s Emergency Solutions Grants Program.

Amount of Funding:
$1,617,908 - Emergency Solutions Grants
$550,000 - Community Development Block Grant Fund
$2,167,908 Total

Finance Budget:

SOURCE OF FUNDING:
[X] General Fund   [X] Grant Fund   [] Enterprise Fund
Emergency Solutions Grants (ESG) & Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston for the administration and operation of the Emergency Solutions Grants Program (ESG).

The ESG Program is designed to address the needs of families who are homeless, or at risk of becoming homeless. ESG activities include: (1) emergency shelter for individuals, families and victims of domestic violence; (2) food; (3) street outreach; (4) medical and mental health services; (5) assistance in obtaining permanent housing; (6) assistance in obtaining services or benefits; (7) and assistance with short-term rent and utility payments to prevent eviction or termination of services. The City will grant Child Care Council up to $2,167,908 in Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) funds to provide services to approximately 4,650 homeless or near homeless individuals.

Child Care Council will provide the following administrative services: (1) the selection of service providers through a Request for Proposal (RFP) process; (2) negotiating contracts with providers; (3) processing reimbursement requests; (4) monitoring performance and compliance with HUD regulations; (5) providing technical assistance and training; and (6) management assistance. This grant provides 100% of the funding for this program.

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<td>Program Services</td>
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<td>Total</td>
<td>$2,167,908</td>
<td>100%</td>
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HCDD conducted a Request for Proposals (RFP) for program year 2013 for ESG Administrative Services. Child Care Council was the selected agency. The RFP was for program year 2013 with an additional one-year renewal option for program year 2014. This ordinance will grant the one-year renewal period. The first contract Amendment provides funding for a twelve month period from March 1, 2014 – February 28, 2015.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR:EP:MB:RLJ
cc: City Secretary
Legal Department
Finance Department
Mayor’s Office

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $500,000 in CDBG funds for the administration and operation of the City's Juvenile Delinquency Prevention Program.

Category | Page | Agenda Item
---|---|---
| 1 of 1 | #

FROM: Neal Rackleff, Director
Housing and Community Development

Origination Date: 1/16/14

DIRECTOR'S SIGNATURE: Council Districts affected: All

For additional information contact: Stephen Tinnenmon
Phone: 713-868-8448
Date and Identification of prior authorizing Council action: 2013-0039

RECOMMENDATION: Approval of an Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $500,000 in CDBG funds for the administration and operation of the City's Juvenile Delinquency Prevention Program.

Amount of Funding: $500,000
Finance Budget:

SOURCE OF FUNDING: [ ] General Fund [X] Grant Fund [ ] Enterprise Fund
Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston for the administration and operation of the Juvenile Delinquency Prevention Program.

This contract provides for the implementation, oversight, and delivery of the Juvenile Delinquency Prevention Program. The purpose of the Juvenile Delinquency Prevention is to deter delinquency for at-risk youths or to prevent further delinquency from youths that are status offenders. The services include substance abuse deterrence and treatment, prevention of premature sexual activity, educational services designed to prevent/decrease school drop-out, youth employability programs, whole family functioning, prevention of delinquent gang membership, and cultural enrichment and recreational activities. The program will provide services for 2,220 youth.

Child Care Council will provide the following administrative services: (1) the selection of service providers through a Request for Proposal (RFP) process; (2) negotiating contracts with providers; (3) processing reimbursement requests; (4) monitoring performance and compliance with HUD regulations; (5) providing technical assistance and training; and (6) management assistance. This grant provides 100% of the funding for this program.

<table>
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HCDD conducted a Request for Proposals (RFP) for program year 2013 for Juvenile Delinquency Prevention Program Administrative Services. Child Care Council was the selected agency. The RFP was for program year 2013 with an additional renewal option for program year 2014. This ordinance will grant the renewal period. The first contract Amendment provides funding for an eleven month period from April 1, 2014 – February 28, 2015.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR:EP:MB:RLJ
cc: City Secretary
Legal Department
Finance Department
Mayor's Office

REQUIRED AUTHORIZATION

Finance Director: Other Authorization: Other Authorization:
REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT: An Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $500,000 in CDBG funds for the administration and operation of the City's Child Care Program.

FROM: Neal Rackleff, Director
Housing and Community Development

DIRECTOR'S SIGNATURE:
Council Districts affected:
All

For additional information contact:
Stephen Tinnermon
Phone: 713-868-8448
Date and identification of prior authorizing Council action: 2013-0040

RECOMMENDATION: Approval of an Ordinance authorizing the execution of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston, providing $500,000 in CDBG funds for the administration and operation of the City's Child Care Program.

Amount of Funding $500,000

SOURCE OF FUNDING: [ X ] Grant Fund
Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION:
The Housing and Community Development Department (HCDD) recommends approval of a first contract Amendment between the City of Houston and Child Care Council of Greater Houston for the administration and operation of the Child Care Program.

This contract provides for the implementation, oversight, and delivery of the Child Care Program. The Child Care Program provides quality child care services and parental development to low and moderate income families. The program will provide services to 150 families.

Child Care Council will provide the following administrative services: (1) the selection of service providers through a Request for Proposal (RFP) process; (2) negotiating contracts with providers; (3) processing reimbursement requests; (4) monitoring performance and compliance with HUD regulations; (5) providing technical assistance and training; and (6) management assistance. This grant provides 100% of the funding for this program.

<table>
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HCDD conducted a Request for Proposals (RFP) for program year 2013 for Child Care Program Administrative Services. Child Care Council was the selected agency. The RFP was for program year 2013 with an additional renewal option for program year 2014. This ordinance will grant the additional renewal period. The first contract Amendment provides funding for an eleven month period from April 1, 2014 – February 28, 2015.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR:EP:MB:RLJ

cc: City Secretary
Legal Department
Finance Department
Mayor’s Office

REQUIRED AUTHORIZATION

Finance Director: Other Authorization: Other Authorization:
TO: Mayor via City Secretary  REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services, providing $209,963 in CDBG funds for the administration and operation of the Resource Center and Mobile Outreach Program.

FROM: Neal Rackliff, Director Housing and Community Development

DIRECTOR’S SIGNATURE: Stephen Tinnermon Phone: 713-868-8448

For additional information contact: Council Districts affected: All

RECOMMENDATION: Approval of an Ordinance authorizing a contract between the City of Houston and SEARCH Homeless Services, providing $209,963 in CDBG funds for the administration and operation of the Resource Center and Mobile Outreach Program.

Amount of Funding: $209,963.00

SOURCE OF FUNDING: [ ] General Fund [ X ] Grant Fund [ ] Enterprise Fund

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends approval of a contract between the City of Houston and SEARCH Homeless Services (SEARCH) to finance the administration and operation of the Resource Center and Mobile Outreach Program.

SEARCH has become the leading homeless services provider in our community, serving more than 10,000 men, women, and children each year. SEARCH will be providing intensive case management services to 800 unduplicated clients. SEARCH will provide on-site service providers and case managers to help clients obtain long-term financial assistance through mainstream entitlements such as social security and veterans’ benefits. Mobile Outreach Program perform street outreach and responds to difficult situations that emerge relating to the street homeless population. Other services include substance abuse counseling, HIV education and testing, job training, and transportation to appointments. HCDD will be funding 35% of this programs total budget.

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<td>Total</td>
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HCDD conducted a Request for Proposals (RFP) for program year 2013 CDBG contracts. SEARCH was one of the agencies selected. This Agreement is for the current program year 2013. This contract provides funding from February 1, 2014 - January 31, 2015. SEARCH has received CDBG funding through the City of Houston for various contracts since 2000.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.


cc: City Secretary
Legal Department
Finance Department
Mayor’s Office

REQUIRED AUTHORIZATION

Finance Director: Other Authorization: Other Authorization:
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing a Contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting $1,387,651 in State Homeless Housing and Services Program serving the City’s homeless and at-risk populations.

FROM: Neal Rackliff, Director
Housing and Community Development

DIRECTOR'S SIGNATURE: Stephen Tinnermon
Phone: 713-865-4557

FOR ADDITIONAL INFORMATION CONTACT:

Date and identification of prior authorizing Council action: N/A

RECOMMENDATION: Approval of an Ordinance authorizing a Contract between the City of Houston and the Texas Department of Housing and Community Affairs, accepting $1,387,651 in State Homeless Housing and Services Program serving the City’s homeless and at-risk populations.

AMOUNT OF FUNDING: Not Applicable

SOURCE OF FUNDING: [ ] General Fund [X] Grant Fund [ ] Enterprise Fund [ ] Other

STATE HOMELESS HOUSING AND SERVICES PROGRAM

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends Council approval of a Contract between the City of Houston and the Texas Department of Housing and Community Affairs (TDHCA), accepting a $1,387,651 Homeless Housing and Services Program (HHSP) grant.

Per the TDHCA, the funding must be used by the City on activities eliminating and/or preventing homelessness. Specifically, funds can be used for the following activities: construction and rehabilitation of structures serving the homeless or at-risk individuals; operations of direct services; housing retention; homelessness prevention; rental assistance; and other homelessness related activity as approved by the Department.

HHSP was established during the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas Legislature. Through HHSP, the state provides funding to the eight largest cities in support of services to homeless individuals and families including services such as case management and housing placement and retention. While no direct appropriations were made for the program during the 82nd Legislature, Senate Bill 1, 82nd Legislature, First Called Session, allows the Department to apply available funds to this program. For State Fiscal Year 2013, the Department has identified a total of $5 million for HHSP. Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston and San Antonio.

This item is a procedural, administrative matter required by the State for the City to receive the funds it was previously awarded. An Ordinance allocating the accepted HHSP funds for use by a local non-profit organization will be presented to Council for consideration within the coming weeks.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

NR:EP:MB

cc: City Secretary
Legal Department
Finance Department
Mayor’s Office

REQUIRED AUTHORIZATION

Finance Director: Other Authorization:

Other Authorization:
TO: Mayor via City Secretary  
REQUEST FOR COUNCIL ACTION  

<table>
<thead>
<tr>
<th>SUBJECT:</th>
<th>An Ordinance to amend a Land Use Restriction Agreement between the City of Houston and 2013 Houston Sunnyside Street, LLC, which will reduce the number of restricted units and will reduce the term of the restrictions.</th>
<th>Category #</th>
<th>Page 1 of 1</th>
<th>Agenda Item #</th>
</tr>
</thead>
<tbody>
<tr>
<td>FROM:</td>
<td>Neal Rackleff, Director  Housing and Community Development</td>
<td>Origination Date 12/9/2013</td>
<td>Agenda Date</td>
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<td>DIRECTOR'S SIGNATURE:</td>
<td></td>
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<td></td>
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<tr>
<td>For additional information contact:</td>
<td>Steve Tinnermon  Phone: 713-865-4557</td>
<td>Date and identification of prior authorizing Council action:</td>
<td></td>
<td></td>
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<tr>
<td>RECOMMENDATION:</td>
<td>The approval of an Ordinance to amend a Land Use Restriction Agreement between the City of Houston and 2013 Houston Sunnyside Street, LLC, which will reduce the number of restricted units and will reduce the term of the restrictions.</td>
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<tr>
<td>SOURCE OF FUNDING</td>
<td>[ ] General Fund  [ ] Grant Fund  [ ] Enterprise Fund</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| SPECIFIC EXPLANATION: | La Casita is a 623-unit property located on the near Northside of Houston. The property was built in 1965. Currently, 423 units are restricted to low income tenants; these restrictions are effective until 2038. The restrictions, which are beyond those of typical affordable housing properties, have caused the property to suffer financially.

In June 1998 the City funded a $3,000,000 HOME loan for the acquisition of a 33-year old 539-unit property. The loan represented 29% of the total $10,240,000 acquisition cost. Under HOME regulations, this would require 29% of the units (or 157 units) being restricted to low income tenants. However, the Land Use Restriction Agreement (LURA) accompanying the loan called for 323 units (60% of the total) to be restricted to low income tenants, for a period of 15 years (expiring 6/27/2018). The owner subsequently purchased an adjacent 83-unit property; when combined with the original project, the number of restricted units was increased by 100 (to 423 out of a total of 622).

In 2003, at HUD's request (senior lender), the City extended the term of the LURA to 35 years (expiring in 2038, when the property would be 73 years old), to be concurrent with a new HUD-insured loan (a typical LURA is 20 years). The HUD loan was later sold, and in 2009 the senior lender foreclosed, wiping out the City's junior loan. However the LURA remained in place despite the foreclosure. In 2010 a new entity purchased the property with a $9.4 million investment, of which $2.5 million was spent on renovations. The purchaser was not fully aware of the unit restrictions when he purchased the property, and for most of the last three years the property has operated at or near a loss, including over $1 million in negative cash flow for the 18 months ending December 2011.

HCDD has had numerous discussions with HUD regarding this waiver request, and has recently received a response that requires the Department to a) reduce the number of restricted units to 191 units, based on a formula approved by HUD, and b) to amend the term of the LURA to its original 15 years. HCDD is asking City Council to confirm the required changes, and allow the Department to implement the changes through an amendment to the LURA. HCDD believes that these changes will allow the current ownership (the property has recently changed hands) to more effectively manage the property, and to provide sufficient cash flow to continue much-needed upgrades to the buildings.

NR: EP-SS
Cc: CSC, FIN, MYR, LGL

| REQUIRED AUTHORIZATION | Finance Department: | Other Authorization: | Other Authorization: |
TO: Mayor via City Secretary
REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing and approving a $3,000,000 Loan Agreement of federal funds between the City of Houston and NHFV/UA LLC for renovation of Cleme Manor – a 284-unit affordable housing community located at 5300 Coke Street

FROM: Neal Rackliff, Director
Housing and Community Development

DIRECTOR’S SIGNATURE: [Signature]

For additional information contact: Stephen Tinnermon
Phone: 713-868-8448

RECOMMENDATION: Approval of an Ordinance authorizing and approving a $3,000,000 Loan Agreement of federal funds between the City of Houston and NHFV/UA LLC for renovation of Cleme Manor – a 284-unit affordable housing community located at 5300 Coke Street.

Amount of Funding: $3,000,000.00

SOURCE OF FUNDING
[X] Grant Fund
[ ] Enterprise Fund

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends Council approval of a $3,000,000 Performance Based Loan to NHFV/UA LLC for the renovation of Cleme Manor, a Section 8 housing community located at 5300 Coks Street. All eligible tenants will be allowed to remain in the property after completion of the renovation. The project will include relocation of eligible residents.

Cleme Manor is a 45-year old apartment community consisting of 284 units ranging from one bedroom to five bedrooms, located adjacent to the recently re-developed Finnegan Park and Community Center in the 5th Ward. As the largest property in the immediate area, Cleme Manor’s complete renovation will serve as a catalyst for revitalization of the surrounding neighborhood. The project is synergistic with the Bayou Fifth initiative.

This project has been vetted through the City’s Disaster Recovery (DR) Round 2 Program, which included public participation, and has support from community leaders and residents. It will improve the affordable housing stock for Houston families, and will eliminate blight by renovating a property in which the building systems have exceeded their useful lives.

Cleme Manor is one of five qualify multifamily proposals selected, subject to Council approval in May 2014, after a thorough review and underwriting process in accordance with the City RFP to receive federal Disaster Recovery Round 2 funds. Proposals, including Cleme Manor, were evaluated using program required and community-developed criteria. As part of the RFP, the City encouraged applicants to leverage DR funds with other available sources of capital, including tax credit equity. Cleme Manor has also applied for funds through an RFP for Permanent Supportive Housing (PSH) units for homeless and formerly homeless individuals. The additional funds would allow the developer to increase the scope of the rehab project. HCDD is currently reviewing this request, and will present a subsequent RFP if it determines that funds are available and necessary for the project.

In exchange for this financing, 145 units (51% of the total) will be restricted at affordable rents for low-income tenants for an affordability period of 10 years. Funding for this project is comprised of the following sources:

Sources of Funds:

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<tr>
<th>Source</th>
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<td>FHA loan</td>
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<tr>
<td>Tax credits</td>
<td>$7,806,036</td>
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<tr>
<td>5th Ward TIRZ</td>
<td>$1,267,985</td>
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<tr>
<td>Deferred fee &amp; other equity</td>
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<td>Harris County</td>
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<td>Disaster Recovery Round 2</td>
<td>$3,000,000</td>
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<td>$27,846,139</td>
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REQUIRED AUTHORIZATION

Finance Department: Other Authorization: Other Authorization:
**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary  
**REQUEST FOR COUNCIL ACTION**  
**14 - Cleme Manor**

**SUBJECT:** Authorize a state required Resolution of No Objection, enabling the sponsors of Cleme Manor (an apartment complex which serves low to moderate income individuals in the Fifth Ward) to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs.

<table>
<thead>
<tr>
<th>Category #</th>
<th>Page 1 of 1</th>
<th>Agenda Item #</th>
</tr>
</thead>
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| FROM: Neal Rackleff, Director  
Housing and Community Development |

<table>
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<tr>
<th>Origination Date</th>
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<tr>
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**DIRECTOR’S SIGNATURE:**

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<tr>
<th>Council District affected:</th>
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<tr>
<td>District B</td>
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</table>

| For additional information contact: Stephen Tinnermon  
Phone: 713-868-8448 |

| Date and identification of prior authorizing Council action: N/A |

**RECOMMENDATION:** Authorize a state required Resolution of No Objection, enabling the sponsors of Cleme Manor (an apartment complex which serves low to moderate income individuals in the Fifth Ward) to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs.

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<table>
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<tr>
<th>Finance Budget:</th>
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**SOURCE OF FUNDING**

| [ ] General Fund  
[ ] Grant Fund  
[ ] Enterprise Fund |

No Funding Required

**SPECIFIC EXPLANATION:**

The NHP Foundation (NHP) is planning to acquire and renovate the Cleme Manor Apartments – a community which serves low to moderate income individuals at 5300 Coke Street in the Fifth Ward. Proposed funding for the facility includes non-competitive, 4% federal tax credits administered through the Texas Department of Housing and Community Affairs (TDHCA). New rules promulgated by the TDHCA, developers interested in applying for tax credit equity must obtain a resolution of “no objection” from the City of Houston.

This project has been vetted through the City’s Disaster Recovery (DR) Round 2 Program, which included public participation, and has support from community leaders and residents. It will improve the affordable housing stock for Houston families, and eliminate blight by renovating a property in which the building systems have exceeded their useful lives. Therefore, the Housing and Community Development Department recommends Council approve this resolution of “no objection” enabling NHP to apply for tax credits.

Cleme Manor is one of five quality multifamily proposals selected, subject to Council approval in May 2014, after a thorough review and underwriting process in accordance with the City RFP to receive federal Disaster Recovery Round 2 funds. Proposals, including Cleme Manor, were evaluated using program-required and community-developed criteria. As part of the RFP, the City encouraged applicants to leverage DR funds with other available sources of capital, including tax credit equity.

NHP is a well-respected developer with a good track record of developing and operating well-managed affordable housing communities throughout the country. Cleme Manor has proactively pursued and incorporated community input, and has received the support of community leaders and residents.

Cleme Manor consists of 284 units ranging from one to five bedrooms to serve a wide range of household sizes. The property sits across from Finnegan Park, which was recently re-developed through investments from the City of Houston, Harris County, and Houston Independent School District. Adjoining the park is the newly renovated Community Center, and a new Boys and Girls Club is located nearby. Renovation of Cleme Manor will add to the momentum created by these initial investments.

The details of this project were presented to the Housing, Sustainable Growth and Development Committee on December 3, 2013.

**Cc:** City Secretary  
Finance Department  
Legal Department  
Mayor’s Office

**REQUIRED AUTHORIZATION**

| Finance Department:  
Other Authorization: |

| Other Authorization: |
**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary  
**FROM:** Neal Rackleff, Director  
Housing and Community Development

**SUBJECT:** Authorize a state required Resolution of No Objection, enabling 2010 North Main (a proposed affordable, mixed-income, transit oriented housing community) to apply for non-competitive, 4% federal tax credits through the Texas Department of Housing and Community Affairs.

**DIRECTOR'S SIGNATURE:** Roxanne Lawson  
Phone: 713-868-8305

**OBSERVATION DATE:** 02/06/2014  
**AGENDA DATE:**

**COUNCIL DISTRICT AFFECTED:** District H

**DATE AND IDENTIFICATION OF PRIOR AUTHORIZING COUNCIL ACTION:** N/A

**RECOMMENDATION:** Authorize a state required Resolution of No Objection, enabling 2010 North Main (a proposed affordable, mixed-income, transit oriented housing community) to apply for non-competitive, federal 4% tax credits through the Texas Department of Housing and Community Affairs.

**AMOUNT OF FUNDING:** None

**SOURCE OF FUNDING:**  
[ ] General Fund  
[ ] Grant Fund  
[ ] Enterprise Fund  

**SPECIFIC EXPLANATION:**

Avenue Community Development Corporation (Avenue CDC) is planning to develop 2010 North Main – an affordable, mixed-income, transit oriented housing community located at 2010 North Main Street. Proposed financing for the facility includes non-competitive, 4% federal tax credits administered through the Texas Department of Housing and Community Affairs (TDHCA). Per new rules promulgated by the TDHCA, developers interested in applying for tax credit equity must obtain a resolution of “no objection” from the City of Houston. The rules also require that the governing body which will provide the resolution of “no objection” must hold a public hearing on the matter to allow for public comment prior to acting upon the resolution.

This transit oriented, well-designed project has been vetted through the City's Disaster Recovery Round 2 Program, which included public participation and has support from community leaders and residents. It will provide needed affordable housing options for Houston families and eliminate blight by redeveloping a vacant tract of land. Therefore, the Housing and Community Development Department recommends Council approval of this resolution of “no objection” enabling Avenue CDC to apply for tax credits.

2010 North Main is one of five quality multifamily proposals selected through a thorough review and underwriting process in accordance with the City RFP to receive federal Disaster Recovery (DR) Round 2 funds (subject to Council approval in May 2014). Proposals, including 2010 North Main, were evaluated using program required and community-developed criteria. As part of the RFP, the City encouraged applicants to leverage DR funds with other available sources of capital, including tax credit equity.

Avenue CDC is a well-respected developer with a track record of developing high-quality and well-managed affordable housing communities throughout Texas. Avenue CDC has proactively pursued and incorporated community input, and has vigorous support from community leaders and residents.

2010 North Main will consist of 65 units ranging from one to three bedrooms to serve a wide range of household sizes and incomes. This transit oriented development is located adjacent to the new Metro light rail line and is in within walking distance of parks and educational institutions. On-site amenities will include a pool, athletic court, playground, park, pavilion, and clubhouse/community room. Residents will have access to supportive services and programing, such as cooking and nutritional classes, tutoring, art classes, homebuyer education and a computer lab. This community will add synergy and will complement the proposed Hardy Yards project to replenish the stock of affordable housing in the area.

The details of this project were presented to the Housing, Sustainable Growth and Development Committee on December 3, 2013.

**CC:**  
City Secretary  
Mayor's Office

**LEGAL DEPARTMENT:**  
Finance Department

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**REQUIRED AUTHORIZATION**

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<th>Finance Department:</th>
<th>Other Authorization:</th>
<th>Other Authorization:</th>
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**CITY SECRETARY**
REQUEST FOR COUNCIL ACTION

<table>
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<tr>
<th>TO:</th>
<th>Mayor via City Secretary</th>
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</thead>
<tbody>
<tr>
<td>SUBJECT:</td>
<td>Ordinance authorizing the execution of GLO Contract No. 14-236-000-8329 related to Hurricanes Dolly and Ike Round 2.2 Non-Housing Grant Agreement (GLO Contract); and acceptance of the grant award in the amount of $26,112,539.00 from the Texas General Land Office.</td>
</tr>
<tr>
<td>FROM:</td>
<td>Neal Rackleff, Director</td>
</tr>
<tr>
<td></td>
<td>Housing and Community Development</td>
</tr>
<tr>
<td>DIRECTOR'S SIGNATURE:</td>
<td>Council District affected:</td>
</tr>
<tr>
<td>For additional information contact:</td>
<td>All</td>
</tr>
<tr>
<td>Phone:</td>
<td>Steve Tinnermon</td>
</tr>
<tr>
<td></td>
<td>713-868-8448</td>
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<tr>
<td>RECOMMENDATION:</td>
<td>The Housing and Community Development Department recommends City Council's approval of an Ordinance authorizing the execution of GLO Contract No. 14-236-000-8329 related to Hurricanes Dolly and Ike Round 2.2 Non-Housing Grant Agreement (GLO Contract); and acceptance of the $26,112,539.00 grant award from the Texas General Land Office.</td>
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<td>Amount of Funding:</td>
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<td>[ ] General Fund [ ] Grant Fund [ ] Enterprise Fund</td>
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<td>No Funding Required</td>
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SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) is requesting approval to execute the GLO Contract and accept a grant award from the Texas General Land Office (GLO) for Ike Disaster Recovery Round 2.2. HCDD, on behalf of the City of Houston (City), is applying for the Community Development Block Grant (CDBG) funds that are made available pursuant to the Consolidated Security, Disaster Assistance, and Continuing Appropriations, Act (Public Law 110-329) enacted on September 30, 2008, to facilitate disaster recovery, restoration, economic revitalization, and to affirmatively further fair housing in accordance with Executive order 12982, in areas affected by Hurricanes Dolly and Ike, which are Presidentially-declared major disaster areas under Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). Through CDBG-DR (Federal Award Number B-08-DI-48-0001), grant funds are administered by the GLO as Community Development Block Grants (Catalog of Domestic Assistance Number 14.228), approved by the Texas Land Commissioner, and limited to the use for facilitating recovery efforts in Presidentially-declared major disaster areas.

The City is eligible to receive up to $26,112,539 from the GLO under the terms of the GLO Contract for eligible infrastructure projects. Individual projects funded under the terms of the GLO Contract will be presented to City Council for approval.

Cc: City Secretary
    Finance Department
    Legal Department
    Mayor's Office

REQUIRED AUTHORIZATION

Finance Department: Other Authorization: Other Authorization:
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance approving an Interlocal Agreement between the City of Houston and the Redevelopment Authority (RA) of Tax Increment Reinvestment Zone 21 (TIRZ) for an amount not to exceed $15,000,000.00 of Disaster Recovery Round 2 Infrastructure funds to improve drainage and street infrastructure in the Near Northside neighborhood.

FROM: Neal Rackleff, Director
Housing and Community Development

DIRECTOR’S SIGNATURE: Origination Date

Council Districts affected: 2/10/2014

For additional information contact: Steve Tinnermon
Phone: 713-868-8448

Date and identification of prior authorizing Council action: N/A

RECOMMENDATION: The Department recommends approval of an Ordinance approving an Interlocal Agreement between the City of Houston and the Redevelopment Authority (RA) of Tax Increment Reinvestment Zone 21 (TIRZ) for an amount not to exceed $15,000,000.00 of Disaster Recover Round 2 Infrastructure funds to improve drainage and street infrastructure in the Near Northside neighborhood.

Amount of Funding: $15,000,000.00

SOURCE OF FUNDING: [ ] General Fund [X] Grant Fund [ ] Enterprise Fund [ ] Other

Disaster Recovery Round 2 (CDBG-DR)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) recommends City Council approval of an Interlocal Agreement between the City and the Redevelopment Authority (RA) of 21 (TIRZ) for an amount not to exceed $15,000,000.00 of Disaster Recover Round 2 Infrastructure funds (DR2 Infrastructure Funds). Under this Agreement, the City, RA and TIRZ will work together to revitalize the Near Northside neighborhood. These funds will be made available to the City through GLO Contract No. 14-236-000-8329.

The RA and TIRZ have helped develop a plan to facilitate (i) the construction of needed improvements to the Judge Hernandez Tunnel (the “gateway” to the Near Northside), (ii) the creation of a new, signalized intersection at North Main and Burnett Streets, (iii) the conversion of Burnett Street to a major collector street, and (iv) the reconstruction of the existing storm drainage infrastructure to reduce flooding in the neighborhood (collectively, the Project). The City desires to work together with the RA to fund the Project with DR-2 Infrastructure funds. The funds will be used to pay for project administration and construction costs of the aforementioned Project. The RA will fund the costs of the Project and request reimbursement for eligible costs from the City. In return, and per the GLO agreement, the City will request reimbursement from the GLO.

In exchange for the use of DR 2 Infrastructure funds for the Project, the RA, through TIRZ 21 has intends to spend future tax increment for other similar infrastructure and revitalization activities within the TIRZ’s boundaries.

Compliance with federal regulations will be required for the Project including Section 3 and the Davis-Bacon Wage Act requirements. Additionally, the RA will be responsible to repay the City for any costs of the Project which are deemed ineligible.

NR: SG: DK

Cc: City Attorney
Mayor's Office
City Secretary
Controller’s Office
Finance

REQUwLREDAUTHORIZATION

Finance Department: Other Authorization: Other Authorization:
TO: Mayor via City Secretary  
REQUEST FOR COUNCIL ACTION

<table>
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<tr>
<th>SUBJECT: An Ordinance approving and authorizing an Agreement between the City of Houston and the Houston Redevelopment Authority, providing up to $1 million of Community Development Block Grant funds for economic development activities.</th>
<th>Category</th>
<th>Page 1 of 1</th>
<th>Agenda Item #</th>
</tr>
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</table>

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<tr>
<th>FROM: Neal Rackliff, Director Housing and Community Development</th>
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<tr>
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For additional information contact: Stephen Tinnermon Phone: 713-968-8488  
Date and identification of prior authorizing Council action: NONE

RECOMMENDATION: An Ordinance approving and authorizing an Agreement between the City of Houston and the Houston Redevelopment Authority, providing up to $1 million of Community Development Block Grant funds for economic development activities.

Amount of Funding: Up to $1,000,000.00  
Finance Budget:

SOURCE OF FUNDING: [ ] General Fund [X] Grant Fund [ ] Enterprise Fund  
Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION:

The Housing and Community Development Department recommends providing $1 million in Community Development Block Grant funds to the Houston Redevelopment Authority (HRA) for economic development activities. The funds will be used as working capital to increase HRA's capacity and expand its economic development activities serving low-to-moderate income businesses and/or persons in the Houston area, as well as continue to promote economic revitalization in Houston’s economically distressed communities.

On April 24, 2013 City Council awarded HRA a $4 million grant to provide technical assistance, low rate interest loans, and funding to small businesses, including, but not limited to grocers needing assistance to build and operate stores in economically distressed communities (including, but not limited to communities commonly referred to as “food deserts”). Such investment activities benefit the community by creating new jobs and/or achieving a vital community need.

HRA is currently supporting one grocery store development in District D and has been in communication with additional grocery supply companies and grocery store developers to continue these efforts in other underserved communities.

HRA is a Texas non-profit corporation incorporated in July 1996, to assist and act on behalf of the Houston Housing Finance Corporation to promote, develop, encourage and maintain housing, employment, commerce and economic development in the City of Houston. HRA assisted with the redevelopment of the Rice Hotel and Gulfgate Mall.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

cc: City Secretary  
Legal Department  
Finance Department  
Mayor’s Office

Finance Director:  
Other Authorization:  
Other Authorization:
TO: Mayor via City Secretary          REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance approving and authorizing an agreement between the City of Houston and Houston Business Development, Inc. (HBDI) to provide $2,000,000 in Community Development Block Grant (CDBG) Economic Development funds to increase and expand economic development activities.

FROM: Neal Rackleff, Director Housing and Community Development

DIRECTOR'S SIGNATURE:

For additional information contact: Stephen Tinnernon Phone: 713-668-8448

Origination Date 1/27/14

Council District affected: All

Date and identification of prior authorizing Council action: NONE

RECOMMENDATION: An ordinance approving and authorizing an agreement between the City of Houston and Houston Business Development, Inc. (HBDI) to provide $2,000,000 in Community Development Block Grant (CDBG) Economic Development funds to increase and expand economic development activities.

Amount of Funding: $2,000,000.00

SOURCE OF FUNDING: [ ] General Fund [X] Grant Fund [ ] Enterprise Fund

Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION:

The City of Houston Housing and Community Development Department requests approval of an Ordinance approving and authorizing an agreement with Houston Business Development, Inc. (HBDI) to provide $2,000,000 in CDBG funds to provide low interest rate loans and technical assistance to low income businesses. The funding will not only allow HBDI to further capitalize its small business lending programs but it will also allow the organization to offer a wider variety of flexible loan products and in some cases even increasing the size of the loans.

Established in 1986 by the City of Houston, Houston Business Development, Inc. (HBDI), formerly known as the City of Houston Small Business Development Corporation, became a non-profit 501 (c) 3 corporation in 1993 for the purpose of stimulating economic growth and combating community deterioration throughout the city of Houston. HBDI owns and manages a 160,000 square foot mixed-use business complex, Palm Center Business Technology Center ("BTC") and administers various HUD funded small business loan programs. A thirteen (13) member board of directors governs the activities of the corporation. HBDI is responsible for administering several small business loan programs, including the Small Business Revolving Loan Fund ("SBRLF"), Section 108/EDI Loan Guarantee Program.

HBDI received Economic Development funding from the Housing and Community Development Department in 2011 and 2012 for a total of $3,000,000 which allowed the funding of 41 loans at an average of $73,170 per loan. These efforts also created 89 jobs within underserved areas of the city which is why the Housing and Community Development Department continues to look to HBDI to take the lead in economic development activities related to small businesses within the City of Houston.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.

cc: City Secretary
    Legal Department
    Finance Department
    Mayor's Office

Finance Director: Other Authorization: Other Authorization:
REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT: An Ordinance authorizing and approving a Third Amendment to the Urban Redevelopment Interlocal Agreement with the Land Assemblage Redevelopment Authority (LARA) and other Local Taxing Units.

FROM (Department or other point of origin):
Neal Rackleff, Director
Housing and Community Development Department

DIRECTOR'S SIGNATURE:

For additional information contact:
Stephen Tinnermon - 713-868-8448

Origination Date: February 17, 2014
Agenda Date
Council District(s) affected: Various

Date and identification of prior authorizing Council action:
Ord. No. 2005-0702 dated June 8, 2005
Ord. No. 2009-0224 dated March 25, 2009

RECOMMENDATION: (Summary) Approval of a Third Amendment to the Urban Redevelopment Interlocal Agreement among LARA and other Local Taxing Units to reinstate and extend the term of the LARA Agreement until March 12, 2017.

Amount of Funding: NONE
Finance Budget:

SOURCE OF FUNDING
[ ] General Fund [ ] Grant Fund [ ] Enterprise Fund
[ ] Other (Specify)

SPECIFIC EXPLANATION:

In November 2003, the City entered into an Agreement with the Land Assemblage Redevelopment Authority and other Local Taxing Units to redevelop certain properties in the Third and Fifth Wards as affordable housing. The LARA Agreement was amended in 2005 to add delinquent properties, and again in 2009 to extend its term to March 12, 2014.

This Third Amendment to the LARA Agreement seeks to reinstate as necessary, and extend its term until March 12, 2017.

This item was presented to the Housing and Community Affairs Committee on February 18, 2014.