HCDD Agenda

I. Call to Order/Welcome

II. Multifamily, Ryan Bibbs

III. Planning & Grants Management, Derek Sellers

IV. Single Family, Anderson Stoute

V. Public Comments

VI. Program Reporting and Director’s Comments
Item II.a. - MULTIFAMILY
Gala at MacGregor - New Construction
(District D)

An Ordinance authorizing a $9,750,000.00 CDBG-DR17 forgivable loan between the City of Houston and Gala at MacGregor, LP (Gala) for the new construction of an 85-unit mixed-income multifamily development.

• Gala is within one mile of the Houston Medical Center, Herman Park Conservancy, Herman Park Golf Course and Houston Zoo.

• Gala will be a podium style new construction offering 35 one-bedroom and 50 two-bedroom units.

• Of these units, 88% are reserved for residents at 60% AMI and below.
### Item II.a. - MULTIFAMILY
Gala at MacGregor - New Construction
(District D)

<table>
<thead>
<tr>
<th>Sources</th>
<th>Amount</th>
<th>Uses</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Houston Request</td>
<td>$9,750,000.00</td>
<td>Hard Cost</td>
<td>$17,918,166.00</td>
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<tr>
<td>Conventional Loan</td>
<td>$4,714,000.00</td>
<td>Soft Cost</td>
<td>$3,089,372.00</td>
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<td>LIHTC Equity (PNC)</td>
<td>$13,152,645.00</td>
<td>Acquisition Cost</td>
<td>$4,025,000.00</td>
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<tr>
<td>In-Kind Equity/ Deferred Developer Fee</td>
<td>$811,968.00</td>
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<td>$2,859,005.00</td>
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<tr>
<td>Total Source of Funds:</td>
<td>$28,428,613.00</td>
<td>Reserves</td>
<td>$537,070.00</td>
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</table>

**Total Project Cost:** $28,428,613.00

The loan term and affordability period is 40 years. Borrower will be required to pay the lesser of 1.00% annually of the outstanding loan balance OR 50% of net cash flow proceeds, subject to available cash flow.
Item II.a. - MULTIFAMILY
Gala at MacGregor - New Construction
(District D)
Item II.b. - MULTIFAMILY
Briarwest Apartments - New Construction
(District G)

An Ordinance authorizing a $2,500,000.00 CDBG-DR17 forgivable loan between the City of Houston and Education Based Housing, Inc. for the acquisition of Briarwest Apartments, a 120-unit development located at 12976 Westheimer Rd. Houston, TX 77077.

- Amenities include a club room for community gatherings, swimming pool, fitness center, gated-entry, on-site storage units, craft room, a business & learning center with a library.

- Briarwest will be constructed to Energy Star Multifamily Green building standards.

- A Metro bus stop is located near its front corner.
### Item II.b. - MULTIFAMILY

**Briarwest Apartments - New Construction**  
(District G)

<table>
<thead>
<tr>
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<th>Sources</th>
<th>Amount</th>
<th>Uses</th>
<th>Amount</th>
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<tbody>
<tr>
<td>City of Houston Request</td>
<td>$2,500,000.00</td>
<td>Hard Cost</td>
<td>$14,010,715.00</td>
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<tr>
<td>9% Housing Tax Credit Proceeds</td>
<td>$13,798,620.00</td>
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<td>$2,023,489.00</td>
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<td>In-Kind Equity/ Deferred Developer Fee</td>
<td>$121,380.00</td>
<td>Acquisition Cost</td>
<td>$2,561,103.00</td>
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<td>Conventional Loan</td>
<td>$4,700,000.00</td>
<td>Developer Fee</td>
<td>$2,277,493.00</td>
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<td>Reserves</td>
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<td>$247,200.00</td>
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<td>Total Source of Funds:</td>
<td>$21,120,000.00</td>
<td>Total Project Cost:</td>
<td>$21,120,000.00</td>
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</table>

61 units are income restricted by the Housing Tax Credits. May be inclusive of HCDD restricted units. For multifamily housing, 51% of the units must be occupied by low- or moderate-income households.
Item II.b. - MULTIFAMILY
Briarwest Apartments - New Construction
(District G)
Item II.c. - MULTIFAMILY
McKee City Living – New Construction
(District H)

An Ordinance authorizing an $11,700,000.00 CDBG-DR17 forgivable loan between the City of Houston and McKee City Living, LP for the new construction of a 120-unit multifamily development located in Downtown Houston’s Warehouse District.

Amenities Include:

• Community activities space
• Business center
• Fitness center
• Courtyard pool
• Bicycle storage
• Pickup & drop stop
## Item II.c. - MULTIFAMILY
McKee City Living – New Construction
(District H)

<table>
<thead>
<tr>
<th>Sources</th>
<th>Amount</th>
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<tr>
<td>City of Houston Request</td>
<td>$11,700,000.00</td>
<td>Hard Cost</td>
<td>$16,205,462.00</td>
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<td>$4,480,000.00</td>
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<td>$3,899,258.00</td>
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<td>$13,648,635.00</td>
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<td>$6,403,320.00</td>
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<td>$78,369.00</td>
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<td>$29,907,004.00</td>
<td>Total Project Cost:</td>
<td>$29,907,004.00</td>
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The project will be developed as a joint venture between The City of Houston, NEF equity, BBVA, Covenant Neighborhoods, Inc., and Gulf Coast Housing Partnership, Inc.
Item II.c. - MULTIFAMILY
McKee City Living – New Construction
(District H)
Item II.d. - MULTIFAMILY
900 Winston - New Construction
(District H)

An Ordinance authorizing a $9,250,000.00 CDBG DR-17 forgivable loan between the City of Houston and Crossroads Housing Development, a non-profit partner of Magellan Housing, for the new construction of 900 Winston, a 114-unit affordable housing community for seniors.

• The project offers a diverse offering of onsite amenities including a fitness center, business center, and meeting spaces.

Area amenities include:

• Located within 1/4 miles of a bus route.
• Sunset Heights Clinic, Memorial Hermann, Greater Heights Hospital
• HEB, Fiesta and Kroger
• Heights Neighborhood Library
Item II.d. - MULTIFAMILY
900 Winston - New Construction
(District H)

<table>
<thead>
<tr>
<th>Sources &amp; Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sources</strong></td>
</tr>
<tr>
<td>City of Houston Request</td>
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<tr>
<td>Citibank- Permanent Lender</td>
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<tr>
<td>RBC- 9% Housing Tax Credit Proceeds</td>
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<tr>
<td>In-Kind Equity/ Deferred Developer Fee</td>
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<tr>
<td><strong>Total Source of Funds:</strong></td>
</tr>
</tbody>
</table>

The loan term and affordability period is 40 years. Borrower will be required to pay the lesser of 1.00% annually of the outstanding loan balance OR 50% of net cash flow proceeds, subject to available cash flow.
Item II.d. - MULTIFAMILY
900 Winston - New Construction
(District H)
Item II.d. - MULTIFAMILY
900 Winston - New Construction
(District H)
**Item II.e. - MULTIFAMILY**

**South Rice Apartments - New Construction**

(District J)

An Ordinance authorizing a $9,954,146.00 loan to Crossroads Housing Development, a non-profit partner of Brownstone Affordable Housing, for the new construction of South Rice Apartments, a 115-unit affordable housing community.

Of the 115 Units, 86 will be restricted to persons earning at or below 60% AMI.

Neighborhood Amenities include:

- Wal-Mart Supercenter
- Burnett Bayland Park
- Jungman Library
- Signature Urgent Care
Item II.e. - MULTIFAMILY
South Rice Apartments - New Construction
(District J)

Sources:

<table>
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<tr>
<td>Housing Tax Credit Syndication Proceeds (TBD)</td>
<td>$14,398,560.00</td>
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<td>City of Houston Request (CDBG-DR)</td>
<td>$9,954,146.00</td>
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<td>Permanent Loan (TBD)</td>
<td>$5,250,000.00</td>
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<td>In-Kind Equity / Deferred Developer Fee</td>
<td>$694,207.00</td>
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</table>

Uses:

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<th>Amount</th>
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<tbody>
<tr>
<td>Hard Cost</td>
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<tr>
<td>Soft Cost</td>
<td>$2,578,567.00</td>
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<tr>
<td>Acquisition Cost</td>
<td>$5,660,000.00</td>
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<td>Developer Fee</td>
<td>$2,227,853.00</td>
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<td>Reserves</td>
<td>$634,723.00</td>
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<td>Total Project Cost:</td>
<td>$30,296,913.00</td>
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The loan term and affordability period is 40 years. Borrower will be required to pay the lesser of 1.00% annually of the outstanding loan balance OR 50% of net cash flow proceeds, subject to available cash flow.
Item II.e. - MULTIFAMILY
South Rice Apartments - New Construction
(District J)
Item II.f. - MULTIFAMILY
Bellfort Park Apartments - Rehabilitation
(District K)

An Ordinance authorizing a $3,500,000.00 CDBG-DR17 forgivable loan to KCG Development for the acquisition and renovation of Bellfort Park Apartments, a 64-unit affordable housing community.

Neighborhood Amenities include:

- Randall’s Grocery and Walmart Supercenter
- McGovern Stella Link Neighborhood Library
- Next Level Urgent Care

On-Site Supportive Services and Activities include:

- Career training
- Social events and health fairs
- Tax Preparation Services
## Item II.f. - MULTIFAMILY

**Bellfort Park Apartments - Rehabilitation**  
(District K)

<table>
<thead>
<tr>
<th>Sources:</th>
<th>Uses:</th>
</tr>
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<tbody>
<tr>
<td>9% Housing Tax Credit Syndication Proceeds (National Equity Fund)</td>
<td><strong>Hard Cost</strong> $4,653,638.00</td>
</tr>
<tr>
<td>City of Houston Request</td>
<td><strong>Soft Cost</strong> $1,892,663.00</td>
</tr>
<tr>
<td>Permanent Loan (BBVA Compass)</td>
<td><strong>Acquisition Cost</strong> $6,000,000.00</td>
</tr>
<tr>
<td>In-Kind Equity / Deferred Developer Fee</td>
<td><strong>Developer Fee</strong> $1,209,832.00</td>
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<tr>
<td>Total Source of Funds:</td>
<td><strong>Reserves</strong> $326,915.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total Project Cost</strong>: $14,083,048.00</td>
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</table>

The loan term and affordability period is 40 years. Borrower will be required to pay the lesser of 1.00% annually of the outstanding loan balance OR 50% of net cash flow proceeds, subject to available cash flow.
Item II.f. - MULTIFAMILY
Bellfort Park Apartments - Rehabilitation
(District K)
Item II.g. - MULTIFAMILY
Edison Lofts - New Construction
(District K)

An Ordinance authorizing an $8,000,000.00 CDBG DR-17 forgivable loan to Edison Arts Foundation, a non-profit partner of DWR Development Group, for the new construction of a mixed-use development that includes Edison Lofts, a 126-unit mixed income rental housing community featuring an urban townhome design.

Local and Onsite amenities include:

- An advanced Pre-K program free to residents
- Located within 1/4 miles of a bus route.
- Blue Ridge Park, Chasewood Park/Walking Trail
- Joe V’s Smartshop (Grocery), Foodarama
- IBN SINA Foundation Community Medical & Dental Clinic
## Item II.g. - MULTIFAMILY
**Edison Lofts - New Construction**
(District K)

<table>
<thead>
<tr>
<th>Sources</th>
<th>Amount</th>
<th>Uses</th>
<th>Amount</th>
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<tbody>
<tr>
<td>City of Houston Request</td>
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<td>Hard Cost</td>
<td>$18,391,418.00</td>
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<tr>
<td>Amegy- Permanent Lender</td>
<td>$4,570,000.00</td>
<td>Soft Cost</td>
<td>$2,755,495.00</td>
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<tr>
<td>National Equity Fund - 9% Housing Tax Credit Proceeds</td>
<td>$13,498,650.00</td>
<td>Acquisition Cost</td>
<td>$1,500,000.00</td>
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<tr>
<td>In-Kind Equity/ Deferred Developer Fee</td>
<td>$177,730.00</td>
<td>Developer Fee</td>
<td>$3,010,645.00</td>
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<td>Reserves</td>
<td>$588,822.00</td>
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<tr>
<td><strong>Total Source of Funds:</strong></td>
<td><strong>$26,246,380.00</strong></td>
<td><strong>Total Project Cost:</strong></td>
<td><strong>$26,246,380.00</strong></td>
</tr>
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The loan term and affordability period is 40 years. Borrower will be required to pay the lesser of 1.00% annually of the outstanding loan balance OR 50% of net cash flow proceeds, subject to available cash flow.
Item II.g. - MULTIFAMILY
Edison Lofts - New Construction
(District K)
Item II.h. - MULTIFAMILY
Arbor at Wayforest – TDHCA Tax Credit
(District: ETJ)

A Resolution of No Objection and a Motion for a Public Hearing for the 4% tax credit application of Arbor at Wayforest, L.P., a 192-unit multifamily housing community. (District: ETJ)

HCDD requests a Motion to hold a public hearing on October 2, 2019, for a Resolution of No Objection for a 4% tax credit application.

- Located in the Harris County Greater Greenspoint – Aldine CRA
- Not located in a floodway or 100-year floodplain
- None of the zoned schools are on the Texas Education Agency Improvement Required List
Item III. – PLANNING & GRANTS MANAGEMENT
Harvey Comprehensive Housing Study
(All Districts)

An ordinance providing $1,818,410.90 in CDBG DR-17 funding and authorizing the Mayor, or Mayor’s designee, to execute an interlocal agreement between Harris County and the City of Houston for a comprehensive housing study that will guide joint disaster recovery planning, prevent duplication of efforts and maximizes collaboration.

• One component of CDBG-DR funding is the requirement to promote sound, sustainable, and long-term recovery planning.

• A second requirement is to coordinate local and regional planning efforts to ensure consistency.
Item IV. - SINGLE FAMILY
Home Repair Master Contractor Agreements
(All Districts)

An Ordinance authorizing an additional $4,578,878.00 in CDBG funds to the Master Contractor Agreements under the City of Houston Home Repair Program to address immediate threats to the health, life, and/or safety of low and moderate income homeowners.

Funding for the HRP Master Contractor Agreements totals $38,042,651.75 through the ordinances below:

<table>
<thead>
<tr>
<th>Date</th>
<th>Ordinance No.</th>
<th>Funding Source</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>January 24, 2018</td>
<td>2018-56*</td>
<td>TIRZ</td>
<td>$10,000,000.00</td>
</tr>
<tr>
<td>February 7, 2018</td>
<td>2018-84</td>
<td>CDBG</td>
<td>$8,200,000.00</td>
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<td>February 7, 2018</td>
<td>2018-84</td>
<td>CDBG-DR</td>
<td>$10,800,000.00</td>
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<tr>
<td>November 28, 2018</td>
<td>2018-936*</td>
<td>TIRZ</td>
<td>($9,935,050.00)</td>
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<tr>
<td>December 4, 2018</td>
<td>2018-981</td>
<td>CDBG</td>
<td>$10,098,907.00</td>
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<td>February 13, 2019</td>
<td>2019-83</td>
<td>CDBG</td>
<td>$3,433,581.00</td>
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<tr>
<td>July 2, 2019</td>
<td>2019-498</td>
<td>TIRZ</td>
<td>$5,445,213.75</td>
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<td><strong>Totals</strong></td>
<td>****</td>
<td>****</td>
<td><strong>$38,042,651.75</strong></td>
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</table>
Item IV. - SINGLE FAMILY
Home Repair Master Contractor Agreements
(All Districts)

Home Repair Program contractors:
SLSCO, LTD.; PMG CONSTRUCTION, INC; THE BAPTISTE GROUP LLC; DSW HOMES, LLC; HOUSTON HABITAT FOR HUMANITY, INC; CROWN RIDGE BUILDERS, LLC; THOMPSON CONSTRUCTION GROUP, INC; BURGHLI INVESTMENTS INC dba BURGHLI HOMES; MAYBERRY HOMES, INC; REBUILDING TOGETHER - HOUSTON; JAMES W. TURNER CONSTRUCTION, LTD.; and BYRDSON SERVICES LLC dba EXCELLO HOMES.

HRP Contractor Production to date:

Homes under construction: 36
Construction complete: 73 homes
Homes in preconstruction: 402
Questions
PROGRAM REPORTING and DIRECTOR’S COMMENTS
Fall Public Hearings

Wednesday, September 4, 2019
Emancipation Cultural Center
Fall Public Hearings

Tuesday, September 10, 2019
Southwest MSC
DR17 Harvey Homeowner Assistance Program (HoAP)

Assists homeowners whose homes were damaged during Hurricane Harvey

- 42 homeowners served FY20
- +23 since last month

Homeowners Served

JUL '19  12
AUG '19  19
SEP '19  42
Reimbursement Program Option

Homeowners have until December 31, 2019 to make home repairs that could be eligible for reimbursement under HoAP.

The Reynolds family receives a reimbursement check.
Recovery.HoustonTX.gov
Recovery Town Hall

250 Attendees

39 Surveys collected

93 Residents met with a program representative at the event
Multifamily Program

Future site of Mckee City Living
Homebuyer Assistance Program

Provides up to $30,000 to help Houstonians purchase a home

163 homebuyers served FY19
34 served in July ‘19

Homebuyers Served

- FY19
- FY20

JUL AUG SEPT OCT NOV DEC JAN FEB MAR APR MAY JUN

Popularity over time:
- JUL: 6
- AUG: 21
- SEP: 25
- OCT: 37
- NOV: 45
- DEC: 61
- JAN: 73
- FEB: 82
- MAR: 92
- APR: 110
- MAY: 134
- JUN: 163

CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

@HoustonHCD
Single Family Home Repair Program

Repairs and reconstructs existing homes for homeowners

Home Repair Program

<table>
<thead>
<tr>
<th>JUL</th>
<th>AUG</th>
<th>SEP</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
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<td>47</td>
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</tbody>
</table>
New Home Development Program

NHD builds new homes for sale at affordable prices

FY19
FY20

JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN

0 0 0 0 0 0 0 0 8 8 8 17

CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
Other Programs

3,469
Service Visits –
Public Services (Jul ‘19)

30
Projects under construction –
Public Facilities (Jul ‘19)
Financial Reporting by Program Area FY19 v FY20 (July)

- **HoAP**: $58,194
- **Other City Depts.**: $154,021
- **Single Family NHD**: $760,793
- **Single Family HRP**: $539,425, $580,981
- **Public Services**: $594,778, $899,888
- **Public Facilities**: $63,524, $903,343
- **Multifamily**: $82,611, $1,372,418

The graph compares the financial reporting by program area for FY19 and FY20, with specific details for each category shown in the chart.
Single Family: Homes Sold

Homes built by the Single Family Program are sold through the Houston Land Bank. Some are sold on the open market and some are sold into the HCLT.

**Houston Land Bank – open market sales**

- **$180,000** target sale price
- **$39,900** subsidy in the sale price
- Serves buyers **80 – 120%** AMI
- **5 year** affordability period

1 homes sold (open market) FY20

**Houston Community Land Trust (HCLT)**

- **$75,000** target sale price
- Land is held in trust with a 99-year lease
- Serves buyers **50 – 80%** AMI
- Must be sold at a set affordable price to the next buyer

3 homes entered the CLT FY20

+2 homes currently under contract
Comments
2100 Travis Street, 9th floor
Houston, TX 77002
832-394-6200
www.houstontx.gov/housing