



Houston City Council
Housing and Community Affairs Committee

Mike Laster (Chair)

Robert Gallegos (Vice Chair)

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

Karla Cisneros - Mike Knox

Wednesday, January 31, 2:30 PM
City Hall Council Chambers

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

II. Public Services

- a) **The Women's Home**
Homeless Services Program, \$100,000 - CDBG (All Districts)
- b) **The Men's Center Inc., dba Recenter**
Case Management Services, \$100,000 - CDBG (District D)
- c) **Houston Help Inc.**
Community Residence, \$367,975 - HOPWA (District D)
 - Tom McCasland, Director, Housing and Community Development Department
 - Melody Barr, Deputy Assistant Director Housing and Community Development Department

III. Housing Program Policies and Procedures

Approval of policies and procedures for HCDD housing programs (All Districts)

- Tom McCasland, Director, Housing and Community Development Department

IV. Multifamily

- a) Resolution(s) of Support for multiple 9% Low Income Housing Tax Credit (LIHTC) applications within the city limits
- b) Resolution(s) of No Objection for multiple 9% LIHTC applications within the city limits
- c) Resolution(s) of Support for multiple 9% LIHTC applications within the ETJ
- d) Resolution(s) of No Objection for multiple 9% LIHTC applications within the ETJ
- e) Resolution(s) of Priority for multiple 9% LIHTC applications within Concerted Revitalization Areas
 - Tom McCasland, Director, Housing and Community Development Department
 - Ray Miller, Executive Staff Analyst, Commercial & Public Facilities Division

V. Hurricane Harvey Activity

- a) Agreement with Houston Housing Authority regarding FEMA Direct Lease program
- b) Modifications to GLO-related Home Repair Program procurement limits
 - Tom McCasland, Director, Housing and Community Development Department
 - Andrea Smith, Administration Manager, Harvey Recovery
 - Yaw Temeng, Deputy Assistant Director, Single Family Programs

VI. Public Comments

VII. Director's Comments

Tom McCasland, Director, Housing and Community Development Department



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District ALL

Item Creation Date: 12/15/2017

HCD 2017-119

The Women's Home, Homeless Services

Second Contract Amendment

Item #: II.a.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a second contract amendment between the City of Houston and The Women's Home, to finance the operation of a Homeless Services Program.

The Women's Home will provide services to approximately 125 homeless women residing in the Houston area during the course of one year. The program will provide project participants with transportation to increase their access to essential services, such as primary healthcare appointments, grocery shopping, etc., as well as case management services, while they reside in either transitional or permanent supportive housing. By providing these services, The Women's Home will help participants increase their stability and obtain the resources they need to successfully transition away from homelessness.

Community Development Block Grant (CDBG) funds are providing approximately 73% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$0	0%
Program	\$100,000	100%
Total	\$100,000	100%

HCDD conducted a Request for Proposals (RFP) for Public Services contracts for fiscal year 2016. The Women's Home was one of the agencies selected. The original contract period was from March 1, 2016 - February 28, 2017. The first amendment extended the contract through February 28, 2018. This amendment will extend the contract through February 28, 2019.

The Women's Home began receiving CDBG funds through the City in 2016. The Housing and Community Affairs Committee reviewed this item on January 31, 2018.

Tom McCasland, Director

Prior Council Action:

03-09-16 (O) 2016-0166

02-15-17 (O) 2017-0088

Amount of Funding:

\$100,000

Community Development Block Grant (CDBG) - Fund 5000

Contact Information:

Roxanne Lawson

832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: HC 1/16/18

District D

Item Creation Date: 12/14/2017

HCD 2018-5

The Men's Center Inc. dba Recenter

Item #: II.b.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) recommends approval of a second contract amendment to extend a contract with The Men's Center Inc. dba Recenter, a sober living environment, to February 28, 2019. This extension will also provide funding up to \$100,000 in CDBG funds for case management to a minimum of 50 current emergency and transitional housing residents who are recovering from alcohol and/or substance abuse.

Case management consists of services that will help these individuals gain access to needed medical, social, and educational services. This includes direct assistance in obtaining these services, coordination of care, case oversight, and linkage to other appropriate services. The City provides 10% of the budget for this program while the remaining 90% is provided by private funding.

Category	Client Goal	Total Contract Amount	Percent
Administrative	--	\$5,798.90	5.80%
Direct Program Costs	50	\$94,201.10	94.20%
Total	50	\$100,000	100%

HCDD conducted a Request for Proposals (RFP) for Public Services contracts for fiscal year 2016. Recenter was one of the agencies selected. The original contract was from March 1, 2016 – February 28, 2017, and the first amendment extended the contract through February 28, 2018. This amendment will extend the contract through February 28, 2019.

This item was reviewed by the Housing & Community Affairs Committee on January 31, 2018.

Tom McCasland, Director

Amount of Funding

\$100,000

Community Development Block Grant (CDBG) - Fund 5000

Prior Council Action:

3/9/2016 (O) 2016-0164

2/15/2017 (O) 2017-0087

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: TBD

District D

Item Creation Date: 12/15/2017

HCD 2017-120

Houston Help, Inc., Housing Opportunities for Persons

With AIDS (HOPWA) Community Residence

Item #: II.c.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a second contract amendment between the City of Houston and Houston Help Inc. to finance the administration and operation of a HOPWA community residence with supportive services.

The City will grant Houston Help Inc. \$367,975 to operate a 50-unit community residence for 50 HOPWA-eligible households, and to provide permanent housing and supportive services for persons affected by HIV/AIDS. Supportive services include case management, child care and life skills training. Operating costs include property management, utilities, property insurance and other similar costs. HOPWA funds are providing 43% of the cost of this program.

Category	Total Contract Services	Percent
Administrative	\$4,733.00	1.3%
Supportive Services	\$119,193.00	32.4%
Operating Costs	\$244,049.00	66.3%
Total	\$367,975.00	100%

HCDD conducted a Request for Proposals (RFP) for HOPWA contracts for fiscal year 2016. Houston Help Inc. was one of the agencies selected. The original contract was from March 1, 2016 - February 28, 2017, and the first amendment extended the contract through February 28, 2018. This amendment will extend the contract through February 28, 2019.

Houston Help Inc. began receiving HOPWA funds through the City in 1998.

The Housing and Community Affairs Committee reviewed this item on January 31, 2018.

Tom McCasland, Director

Prior Council Action:

02/24/16 (O) 2016-0137

02/15/17 (O) 2017-0089

Amount of Funding

\$367,975

Houston Opportunities for Persons with AIDS (HOPWA) - Fund 5000

Contact Information:

Roxanne Lawson

(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: HC 1/16/18

All Districts

Item Creation Date: 1/9/2018

HCD 2018-04

Policies and Procedures

Related to Affordable Housing Programs

Agenda Item#: III

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Housing and Community Development Department (HCDD) requests approval of an ordinance authorizing and approving new procedures for the administration of policies and guidelines related to affordable housing programs. This procedure will ensure City Council shall review and approve funding allocations related to affordable housing programs, but shall grant the HCDD Director the authority to revise program guidelines and policies as necessary for the effective and efficient provision of housing services.

At least annually, HCDD shall provide City Council with a report outlining program budgets and housing expenditures, including project type, location, and income levels served. City Council shall further review and approve any competitively awarded grants of City-controlled funds related to HCDD housing programs. This ordinance shall supersede all previous ordinances related to the adoption of policies and procedures for affordable housing programs.

This item was reviewed by the Housing & Community Affairs Committee on January 31, 2018.

Tom McCasland, Director

Amount of Funding

N/A

Prior Council Action:

12/20/2005 (O) 2005-1395

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/14/2018

District All

Item Creation Date: 1/26/2018

HCD 2018-06

Resolution of Support for 9% LIHTC transactions

Within the City of Houston

Agenda Item#: IV.a.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 31 applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these projects will receive HTCs until the end of July 2018 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **6 points** of the criteria outlined below to receive a Resolution of Support.

1. Sites located within Houston city limits (this excludes sites located within the Houston ETJ). – **2 points**
2. Sites located within 4 miles of City Hall – **1 point**
3. Sites located within the boundaries of a Complete Community. – **2 points**
4. Sites located within 1 mile of a Complete Community – **1 point**
5. Sites located within a Concentrated Revitalization Area – **2 points**
6. Sites located within an underserved area described as the following:
 - i. Within a census tract that has no other affordable housing development funded with LIHTC – **1 point**
 - ii. Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with LIHTC – **2 points**
7. Sites that that promote access to mass transportations options described as the following:
 - i. Sites located within a ¼ mile of any public transportation stop – **1 point**
 - ii. Sites located within a ¼ mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week – **2 points**
8. Sites with reduced poverty concentration described as the following
 - i. Site census tract is less than 15% - **2 points**
 - ii Site census tract is less than 20% - **1 point**
9. Sites zoned to and A or B rated school based on Children at Risk rankings
 - i. Elementary School – **2 points**
 - ii. Middle School – **2 points**
 - iii. High School – **2 points**
10. Demonstration of community support that the applicant has sought, received and implemented views and recommendations from members of the community regarding the proposed development. - **1 point**

Based on these criteria, the projects listed below have achieved the minimum of 6 point threshold and qualify for a Resolution of Support.

	Application Number	Development Name	Development Address	Council District	Target Population

1	18243	2222 Cleburne	2222 Cleburne	D	Elderly
2	18229	Belfort Park Apartments	4135 W Belfort	K	Family
3	18306	Campanile on Commerce	2800 Commerce St	H	Elderly
4	18108	Catalina Estates	8646 Catalina Rd	D	Elderly
5	18701	City Park Apartments	NW corner of W. Orem Drive and US HWY 288	D	Family
6	18226	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	K	Elderly
7	18336	East End Lofts	NE Corner of Harrisburg Blvd and 75th Street	I	Family
8	18354	Flintlock Apartments	SEC of West Little York and Flintlock Road	A	Family
9	18333	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	H	Family
10	18337	Fulton on the Rail	5009 Fulton St	H	Family
11	18154	Fulton Station	4000 and 4016 Fulton St	H	Family
12	18093	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	B	Family
13	18703	Greens at Roanoke	SWC of Jenson Dr and Grayson St	B	Family
14	18138	Lancaster Senior Village	near 7409 Belfort/NW corner of intersection of Belfort and Telephone Rd	I	Elderly
15	18149	Langham Creek Villas	near 15900 Yorktown Crossing Pkwy/SW corner of W Little York and Hwy 6	A	Family
16	18046	Leeland Lofts	3131 Gulf Freeway	I	Elderly
17	18299	McKee City Living	600 blk of McKee Street	H	Family
18	18161	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	D	Elderly
19	18137	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	J	Supp Housing
20	18073	Parkway Meadows	Approx 3300 block W. Gulf Bank	B	family
21	18383	Provision at Lake Houston	East Side of Hwy 90 at S Lake Houston Pkwy	I	Family
22	18382	Provision at Synott	West Side of Synott Rd, N of W Belfort Blvd	F	Family
23	18397	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	K	Elderly
24	18327	Scott Street Lofts	1320 Scott St	I	Family

25	18254	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	C	Family
26	18020	St. Elizabeth Place	1514 Lyons Avenue	B	Family
27	18338	The Greenery	18000 block of Imperial Valley Dr	B	Family
28	18107	The Heights at Catalina	10402 Moers Rd	D	Elderly
29	18049	Trinity East	SWQ of McGowen St and Live Oak St	I	Family
30	18355	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	A	Family
31	18180	Westbury Villas	11400 block of Burdine St	K	Elderly

The details of this request were presented to the Housing and Community Affairs Committee on January 31, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/14/2018

District All

Item Creation Date: 1/26/2018

HCD 2018-06

Resolution of No Objection for 9%

LIHTC transactions within the City of Houston

Agenda Item#: IV.b.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of No Objection for one application in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications are submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these project(s) will receive HTCs until the end of July 2018 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten this project for financial viability. The following application(s) did not meet a minimum threshold to receive a Resolution of Support. However, the transaction(s) meets HCDD's Minimum Standards. These standards outline certain requirements to prevent development within flood prone areas without adequate flood design, poverty thresholds and school performance.

The project(s) listed below have achieved the threshold and qualify for a Resolution of No Opposition.

	Application Number	Development Name	Development Address	Council District	Target Population
1	18356	Hollister Apartments	3815 Hollister Rd	A	Family

The details of this request were presented to the Housing and Community Affairs Committee on January 31, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/14/2018

District All

Item Creation Date: 1/26/2018

HCD 2018-06

Resolution of Support for 9% LIHTC transactions
within Houston's Extraterritorial Jurisdiction (ETJ)

Item #: IV.c.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of Support for each of the 2 applications in Houston's ETJ for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications will be submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any of these projects will receive HTCs until the end of July 2018 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten these projects for financial viability. HCDD reviewed the applications to determine they meet the community development policy objectives of the City and meet certain Minimum Standards. Applications were required to meet a total of **6 points** of the criteria outlined below to receive a Resolution of Support.

1. Sites located within Houston city limits (this excludes sites located within the Houston ETJ). – **2 points**
2. Sites located within 4 miles of City Hall – **1 point**
3. Sites located within the boundaries of a Complete Community. – **2 points**
4. Sites located within 1 mile of a Complete Community – **1 point**
5. Sites located within a Concentrated Revitalization Area – **2 points**
6. Sites located within an underserved area described as the following:
 - i. Within a census tract that has no other affordable housing development funded with LIHTC – **1 point**
 - ii. Within a census tract if the contiguous census tracts do not have any affordable housing developments funded with LIHTC – **2 points**
7. Sites that promote access to mass transportation options described as the following:
 - i. Sites located within a ¼ mile of any public transportation stop – **1 point**
 - ii. Sites located within a ¼ mile to high frequency public transportation stop. High frequency transit service is defined as service arriving every 15 minutes on average from 6 am to 8 p.m. seven days a week – **2 points**
8. Sites with reduced poverty concentration described as the following
 - i. Site census tract is less than 15% - **2 points**
 - ii Site census tract is less than 20% - **1 point**
9. Sites zoned to and A or B rated school based on Children at Risk rankings
 - i. Elementary School – **2 points**
 - ii. Middle School – **2 points**
 - iii. High School – **2 points**
10. Demonstration of community support that the applicant has sought, received and implemented views and recommendations from members of the community regarding the proposed development. - **1 point**

Based on these criteria, the projects listed below have achieved the minimum of 6 point threshold and qualify for a Resolution of Support.

	Application Number	Development Name	Development Address	County	Target Population
1	18326	Greens at Clodine	Westpark Tollway E of FM 1464	Harris/Ft. Bend	Family
2	18150	The Residences at Parkside	17120 and 17122 Old Richmond Road	Ft. Bend	Elderly

The details of this request were presented to the Housing and Community Affairs Committee on January 31, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/14/2018

District – N/A

Item Creation Date: 1/26/2018

HCD 2018-06

Resolution of No Opposition for 9% LIHTC transactions within Houston’s Extraterritorial Jurisdiction (ETJ)

Item#: IV.d.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Resolution of No Opposition for four applications in the Houston’s ETJ for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA). Numerous applications are submitted to TDHCA and the amount of available 9% HTCs is limited. It will not be known which, if any, of these project(s) will receive HTCs until the end of July 2018 when awards are announced.

Only preliminary information is available regarding the applications and HCDD has not underwritten this project for financial viability. The following applications did not meet a minimum threshold to receive a Resolution of Support. However, the transactions meet HCDD’s Minimum Standards. These standards outline certain requirements to prevent development within flood prone areas without adequate flood design, poverty thresholds and school performance.

The project(s) listed below have achieved the threshold and qualify for a Resolution of No Opposition.

	Application Number	Development Name	Development Address	County	Target Population
1	18159	Rutherford Park	Approx 12355 Tidwell Rd	Harris	Family
2	18331	Greens at Mission Bend	NWC of Beechnut St. and Lobera Dr.	Fort Bend	Family
3	18025	The Vireo	SWC Tidwell Rd and CE King Parkway	Harris	Family
4	18179	Broadgreen Oaks	Approx 16000 block Wallisville Rd	Harris	Family

The details of this request were presented to the Housing and Community Affairs Committee on January 31, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/14/2018

District B, D, H, I, J

Item Creation Date: 1/26/2018

HCD 2018-13

Priority Resolution for 9% LIHTC

transactions within the City of Houston

Item #: IV.e.

Background:

The Housing and Community Development Department (HCDD) recommends approval of a Priority Resolution for nine applications in the City of Houston for competitive 9% housing tax credits (HTCs) allocated by the Texas Department of Housing and Community Affairs (TDHCA).

Applications may receive additional points if located in a distinct area that was once vital and has lapsed into a situation requiring concerted revitalization, and where a concerted revitalization plan has been developed and executed (Concerted Revitalization Area). These may include previously identified revitalization areas identified by the city (e.g. DR2 Revitalization Plan areas) or Tax Increment Reinvestment Zone (TIRZ).

Within the application, the development must be identified in a resolution contributing more than any other to the concerted revitalization efforts of the municipality ("**Priority Resolution**"). Several competing applications were submitted in the same CRA. HCDD evaluated a number of factors in making its determination as to which application will receive a Priority Resolution.

These factors are not listed in any particular order and will be reviewed on a combined basis.

- The development selected to receive HCDD competitive funds (HOME, CDBG, TIRZ) by HCDD
- Poverty concentration of census tract within competing sites. Lower poverty concentration will prioritize an application.
- Elementary, Middle and High School ratings of competing sites as assessed by Children at Risk. Higher ranking of schools will prioritize an application.
- Access to public transportation.
- Proposed development is Permanent Supportive Housing and/or housing serving of special needs populations

The following applications were selected to receive a Priority Resolution within each Concerted Revitalization Area.

Application Number	Development Name	Development Address	Council District	Concerted Revitalization Area
18306	Campanile on Commerce	2800 Commerce St	H	Harrisburg TIRZ
18701	City Park Apartments	NW corner of W. Orem Drive and US HWY 288	D	Greater Houston TIRZ
18336	East End Lofts	NE Corner of Harrisburg Blvd and 75th Street	I	Magnolia Park
18333	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	H	Near Northside

18138	Lancaster Senior Village	near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	I	Gulfgate TIRZ
18137	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	J	Southwest TIRZ
18073	Parkway Meadows	Approx 3300 block W. Gulf Bank	B	Acres Homes
18020	St. Elizabeth Place	1514 Lyons Avenue	B	Fifth Ward
18338	The Greenery	18000 block of Imperial Valley Dr	B	Greenspoint TIRZ

The details of this request were presented to the Housing and Community Affairs Committee on January 31, 2018.

Tom McCasland, Director

Contact Information:

Roxanne Lawson
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/14/2018

District ALL

Item Creation Date: 1/30/2018

HCD 2018-14

Mutual Aid Agreement with HHA

For FEMA Direct Lease Program

Agenda Item #: V.a.

Summary:

LEGAL ONLY TO ENTER CAPTION HERE

Background:

The Director of the Housing and Community Development Department (“HCDD”) and the Chief Procurement Officer recommend that City Council approve an Inter-Jurisdictional Hurricane Harvey Mutual Aid Agreement (the “Agreement”) between the City of Houston (“City”) and the Houston Housing Authority (“HHA”) in a total amount not to exceed \$13,707,532.80.

The Agreement is being entered into in connection with a Temporary Direct Lease Program created by the Federal Emergency Management Agency (“FEMA”) and being administered by the City. The Agreement will become effective as to each party when approved and executed by that party and shall be binding on each Party through December 31 of the year signed.

The scope of work requires the HHA, in coordination with the HCDD and FEMA, to lease vacant units in residential properties for use as temporary housing for applicants approved for the Direct Lease Program by FEMA. The HHA may provide Direct Temporary Housing Assistance until February 25, 2019, unless the program is extended by FEMA.

A Direct Lease property includes single-family homes, multifamily homes, apartments, cooperatives, condominiums, town houses, or other readily fabricated dwellings. The HHA will ensure that each selected property is in compliance with the FAIR Housing Act, and complies with Housing Quality Standards (“HQS”) established by the U.S. Department of Housing and Urban Development (“HUD”).

The price of leased of units must be at or under Fair Market Rent (“FMR”) for the area, as determined by HUD, provided that the lease of units above FMR is permitted with FEMA approval. The HHA, in coordination with the HCDD and with the direction of FEMA, will re-evaluate applicants’ eligibility on a periodic basis for the entire period of assistance to ensure the occupant continues to meet FEMA’s eligibility requirements and is progressing towards finding a permanent housing solution.

The Agreement will automatically renew each successive calendar year until a party terminates its participation. Any party to the Agreement may terminate its participation in the Agreement upon ninety (90) days’ written notice to the other parties.

The Housing and Community Affairs Committee reviewed this item on January 31, 2018.

Tom McCasland, Director

Amount of Funding

\$13,707,532.80

Prior Council Action:

N/A

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/14/2018

District ALL

Item Creation Date: 1/26/2018

HCD 2018-15

FEMA Temporary Housing Program

Agreement for Residential Repair Services

Agenda Item #: V.b.

Summary:

AN ORDINANCE AUTHORIZING AND APPROVING A FORM OF MASTER CONTRACTOR AGREEMENT FOR RESIDENTIAL CONSTRUCTION REPAIR SERVICES FOR DISASTER RECOVERY TO BE EXECUTED BY THE CITY OF HOUSTON, TEXAS, AND EACH OF THE FOLLOWING CONTRACTORS: James W. Turner Construction, Ltd.; ALLCO, LLC; CORE Construction Services, LLC.; SLSCO, Ltd.; DSW Homes; TKTMJ, Inc.; Lemoine Disaster Recovery; Tegrity TH 1, LLC; Thompson Construction Group, Inc.; Roy Anderson Corp; A&G Restoration Services LLC; T.L. Wallace Construction, Inc.; Brizo Construction LLC; W.G. Yates & Sons Construction Co.; DRC Construction LLC; and Lamar Contractors, LLC; AUTHORIZING AND APPROVING A FORM OF RESIDENTIAL CONSTRUCTION REPAIR SERVICES FOR DISASTER RECOVERY TRI-PARTY AGREEMENT TO BE EXECUTED BY THE CITY, A CONTRACTOR, AND THE OWNER OR OCCUPANT OF A SINGLE-FAMILY STRUCTURE WHO QUALIFIES FOR RESIDENTIAL CONSTRUCTION REPAIR SERVICES FOR DISASTER RECOVERY; AUTHORIZING THE MAYOR TO EXECUTE A MASTER CONTRACTOR AGREEMENT WITH EACH CONTRACTOR AND TRI-PARTY AGREEMENTS WITH A CONTRACTOR AND AN OWNER OR OCCUPANT OF A SINGLE-FAMILY STRUCTURE WHO QUALIFIES FOR RESIDENTIAL CONSTRUCTION REPAIR SERVICES FOR DISASTER RECOVERY; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A MAXIMUM CONTRACT AMOUNT; AND DECLARING AN EMERGENCY.

Background:

The Housing and Community Development Department (“HCDD”), requests approval of an Ordinance authorizing and approving an Agreement for Residential Repair Services (“Agreement”) to be entered into with each the following entities, **James W. Turner Construction, Ltd.; ALLCO, LLC; CORE Construction Services, L.L.C.; SLSCO, Ltd.; DSW Homes; TKTMJ, Inc.; Lemoine Disaster Recovery; Tegrity TH 1, LLC; Thompson Construction Group, Inc.; Roy Anderson Corp; A&G Restoration Services LLC; T.L. Wallace Construction, Inc.; Brizo Construction LLC; W.G. Yates & Sons Construction Co.; DRC Construction LLC; Lamar Contractors, LLC;** (collectively, the “Contractors”).

The Texas General Land Office (GLO) has exclusively procured the Contractors and repairs will be funded by the GLO using funds received from FEMA. The Contractors will perform residential construction repair services in connection with the Federal Emergency Management Agency’s (FEMA) Direct Assistance for Limited Home Repair (DALHR) program, and pursuant to the Interlocal Agreement entered into between the GLO and the City of Houston (GLO Contract No. 18-210-007). Under the Interlocal Agreement, up to \$36,904,896 has been allocated to the DALHR program for the City of Houston.

Contractors will perform repairs necessary to restore the FEMA-approved residence to a habitable condition, and the repair cost cap for labor and materials of an eligible home \$60,000. The following components of an eligible home may be repaired or replaced by a Contractor under the DALHR program:

- The home's interior, including walls, ceilings, doors, and cabinetry;
- Interior floors when buckling or deterioration creates a safety hazard;
- Interior walls, limited to what is necessary to maintain the structural integrity of the home;
- Exterior walls, doors and windows, limited to what is necessary to maintain the structural integrity of the home, and meet local codes;
- Roof, when the damages affect the essential living area or are necessary to prevent additional damage;
- Plumbing system, including fixtures providing service to the kitchen and bathroom(s), and flushing and/or purifying the water well;
- Electrical system and essential fixtures necessary to ensure the home can safely receive electrical service;
- Sewage system;
- Heating, ventilation, and air conditioning (HVAC), and integral fuel and electrical systems;
- Accessibility features and accessible routes; and
- Wells.

All repairs shall be made using materials of average quality used in new construction in a manner consistent with current local building codes, standards, permitting, inspection requirements, and all applicable environmental planning and historic preservation laws and regulations.

Each Agreement will have a 3-year term, with two 1-year options to renew. The City may terminate an Agreement for convenience at any time.

For purposes of implementing the DALHR program, the HCDD Director shall have the authority to approve repairs to homes up to \$60,000 and distribute funds to Contractors in excess of \$50,000 without the need for further City Council approval.

MWSBE Subcontracting

A goal of 12% MWSBE Participation has been set for subcontracting under the Agreements. Each vendor will make good faith efforts to comply with the 12% MWSBE goal.

Tom McCasland, Director

Amount of Funding

Up to \$36,904,896.00

Prior Council Action:

N/A

Contact Information:

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(832) 394-6307