



Houston City Council
Housing and Community Affairs Committee

Tiffany D. Thomas (Chair) - David Robinson (Vice Chair)

Karla Cisneros - Mike Knox – Martha Castex-Tatum

Michael Kubosh – Tarsha Jackson - Carolyn Evans-Shabazz

Notice of Hybrid City Council Committee Meeting – Hybrid Meeting (Virtual and in-Person)

Tuesday, August 16, 2022, at 10:00 a.m.

Due to health and safety concerns related to COVID-19, this meeting will offer the option to participate by videoconference or in-person. The location for the committee meeting will be City Hall Council Chamber, 901 Bagby, 2nd Floor, Houston, Texas 77002. The meeting will be open to the public but restrictions regarding masks, allowable room capacity, and seating arrangements may be in place.

The public may sign up to speak by registering at <https://www.houstontx.gov/council/committees/speakers-hca.html> no later than **Monday August 15, 2022, at 5:00 p.m.** Please indicate whether you will speak virtually or will be attending in person so that appropriate attendance instructions can be provided.

The designated presiding officer of the Committee will be physically present in chamber. In accordance with the provisions of Section 551.127 of the Texas Government Code applicable to a governmental body that extends into three or more counties, all other committee members have the option to participate in-person or virtually via Microsoft Teams.

Type this link into your browser: <https://tinyurl.com/HCAAugust22> or visit
<https://www.houstontx.gov/council/committees/housing.html>.

This meeting will also be broadcast on [HTV](#), the City of Houston's Municipal Channel.
Presentation handouts will also be available at <https://www.houstontx.gov/council/committees/housing.html>

I. Call to Order/Welcome

II. Planning and Grant Reporting

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing the submission of the Action Plan for Disaster Recovery – 2021 Winter Storm to the U.S. Department of Housing and Urban Development (HUD), to receive up to \$30,296,000.00 in Community Development Block Grant-Disaster Recovery 2021 (CDBG-DR21) funds for long-term recovery from the 2021 Winter Storm and to implement mitigation activities. (All Districts)

Keith W. Bynam, Director
Mary Itz, Division Manager

III. Public Services

- a. HCD recommends Council approval of an Ordinance authorizing an Agreement between The City of Houston (City) and **The Salvation Army**, providing up to \$1,193,500.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds to provide diversion services to 350 households who are at risk for immediate homelessness due to the impacts of COVID-19. (All Districts)

- b. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston and **Catholic Charities of the Archdiocese of Galveston-Houston** (Catholic Charities) to extend the reimbursement term through September 30, 2022 for Emergency Solutions Grant - CARES Act (ESG-CV), allowing Catholic Charities to request reimbursement for expenditures incurred during the new extended period. (All Districts)
- c. HCD recommends Council approval of an Ordinance authorizing a Second Amendment to the Agreement between the City of Houston (City) and the **Coalition for the Homeless of Houston/Harris County** (Coalition) to extend the term and allocate an additional \$1,262,299.00 of Community Development Block Grant – CARES Act (CDBG-CV) funds to provide additional outreach services in the form of a dedicated Landlord Outreach Team to respond the impacts of COVID-19. (All Districts)
- d. HCD recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and **SEARCH Homeless Services** (SEARCH), providing up to \$886,223.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds to provide rapid rehousing case management services to help prevent and respond to the impacts of COVID-19. (District I)
- e. HCD recommends Council approval of an Ordinance authorizing a Second Amendment to a Subrecipient Agreement between the City of Houston and Houston Area Community Services, Inc. dba **Avenue 360 Health and Wellness** (Avenue 360). This amendment will de-obligate \$7,255.89 in Housing Opportunities for Persons With AIDS –CARES Act (HOPWA-CV) administrative funds. (All Districts)

Keith W. Bynam, Director
Melody Barr, Deputy Assistant Director

IV. Affordable Home Development Program

- a. HCD recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and **Mayberry Homes, Inc.** on behalf of Midtown Redevelopment Authority, providing a Loan of \$2,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds to finance the infrastructure for a single-family development to be located at 5302, 5306, and 5320 Martin Luther King Jr. Blvd. (District D)

Keith W. Bynam, Director
Olivia Bush, Division Manager

V. Director's Comments:

Keith W. Bynam, Director



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/14/2022

District ALL

Item Creation Date: 7/25/2022

HCD22-61

Authorizing submission of the
Action Plan for Disaster Recovery – 2021 Winter Storm
Agenda Item: II.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing the following:

- 1) The submission of the Action Plan for Disaster Recovery – 2021 Winter Storm to the U.S. Department of Housing and Urban Development (HUD), which is an application to receive the Community Development Block Grant-Disaster Recovery 2021 (CDBG-DR21) funds. The application estimates a total of \$30,296,000.00 in federal funds to deploy long-term recovery from the 2021 Winter Storm and to implement mitigation activities that reduce risks of future disaster events.
- 2) The execution of the Agreements between the City of Houston (City) and HUD for the disaster recovery grant by the Mayor, or the Mayor’s designee; and
- 3) The execution of related forms and documents for the disaster recovery grant by the Mayor, or the Mayor’s designee.

The goal of CDBG-DR21 funds is to help communities with disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the “most impacted and distressed” (MID) areas resulting from the 2021 Winter Storm.

HCDD recommends that the City’s allocation of \$30,296,000.00 be distributed among the following categories:

Community Development Block Grant – Disaster Recovery 2021		
Winter Storm Home Repair Program	\$ 22,222,222	73.4%
Neighborhood Facilities Resilience Program	\$ 4,152,000	13.7%
Winter Storm Homeowner Reimbursement Program	\$ 1,656,978	5.5%
Administration (5% of total grant)	\$ 1,514,800	5.0%
Renter Housing Counseling	\$ 550,000	1.8%
Planning	\$ 200,000	0.6%
TOTAL	\$ 30,296,000	100.0%

HCDD solicited public input in the development of the Action Plan for Disaster Recovery – 2021 Winter Storm through surveys, interviews, and presentations. HCDD also developed and distributed written information on these federal grant funds and sponsored one public hearing on August 9, 2022.

As stipulated by federal regulations 87 Federal Register 31636, residents had 30 days to comment on the proposed Action Plan for Disaster Recovery – 2021 Winter Storm before it is approved by City Council. The 30-day review period extended from August 5, 2022 through September 4, 2022.

No fiscal note is required for grant items. This item was reviewed by the Housing and Community Affairs Committee on August 16, 2022.

Keith W. Bynam, Director

Amount of Funding

\$30,296,000.00 (to be received) – Federal Government – Grant Fund – (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/07/2022

District ALL

Item Creation Date: 6/30/2022

HCD22-58

The Salvation Army

Agenda Item: III.a.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between The City of Houston (City) and The Salvation Army, providing up to \$1,193,500.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds to provide diversion services to 350 households who are at risk for immediate homelessness.

The diversion housing model assists clients in crisis identify immediate alternative housing arrangements to avoid emergency shelter or unsheltered living. Diversion can include, but is not limited to, flexible direct financial assistance, family mediation, and counseling services.

Category	Amount	Percent
Program Costs	\$1,085,000.00	90%
Administration Costs	\$108,500.00	10%
Total	\$1,193,500.00	100.00%

The Salvation Army is an active member of The Way Home system. This program supports the Community COVID Housing Program (CCHP) that supports Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. The Salvation Army was one of the qualified agencies selected to receive funding during The Way Home’s second round of CCHP funding in July 2022.

The term of this Agreement will be from October 1, 2022, to September 30, 2023. As of May 2022, Salvation Army has served 93% of their client goal from their first CCHP Agreement and has spent 36% of the overall allotted funds. There were no findings on the last annual compliance monitoring. Salvation Army began receiving funds through the City in 2012.

No Fiscal Note is required on grant items. This item was presented to the Housing and Community Affairs Committee on August 16, 2022.

Keith W. Bynam, HCD Director

Amount of Funding

\$1,193,500.00 - Federal Government-Grant Fund (5000)

Contact Information:

Roxanne Lawson
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 8/24/2022

District ALL

Item Creation Date: 8/1/2022

HCD22-68

Catholic Charities of the Archdiocese of Galveston-Houston

Agenda Item: III.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of an Ordinance authorizing a First Amendment to the Subrecipient Agreement between the City of Houston (City) and Catholic Charities of the Archdiocese of Galveston-Houston (Catholic Charities). The Amendment will extend the reimbursement term through September 30, 2022 for Emergency Solutions Grant - CARES Act (ESG-CV), allowing Catholic Charities to request reimbursement for expenditures incurred during the new extended period. Catholic Charities provides case management services paired with Rapid Rehousing services for a minimum of 400 households that have been impacted by COVID-19

The original Agreement provided up to \$371,036.00 in ESG-CV and \$2,660,858.00 Community Development Block Grant – CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19. This First Amendment makes no changes to funding amounts or sources.

Category	ESG-CV Amount	CDBG-CV Amount	Total	Percent
Program	\$371,036.00	\$2,385,231.00	\$2,756,267.00	90.9%
Administration	\$0.00	\$275,627.00	\$275,627.00	9.1%
Total	\$371,036.00	\$2,660,858.00	\$3,031,894.00	100%

The Way Home developed the Community COVID Housing Plan (CCHP) to support Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. Through The Way Home a collaborative partnership was developed specifically to support CCHP, which includes: City of Houston’s HCD, Harris County’s Community Services Department, and the Coalition for the Homeless of Houston and Harris County, applications for Request for Expression of Interest (REI) from qualified agencies were accepted by the three partners in July 2020. Catholic Charities was one of the applicants recommended by the CCHP partners in the first round of funding for Rapid Rehousing case management services.

This Agreement provides funding from October 1, 2020, to September 30, 2022, for CDBG-CV funding and ESG-CV reimbursements are allowed from October 1, 2020, to March 31, 2022. The First Amendment will extend the ESG-CV reimbursement period to September 30, 2022. Catholic Charities began receiving grant funds for various activities through the City in 2003. As of June 2022, Catholic Charities achieved 100% of their goal and expended approximately 71% of funding and there were no findings on the annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on August 16, 2022.

Keith W. Bynam, Director

Prior Council Action:

9/23/2020 (O) 2020-0815

Contact Information:

Roxanne Lawson
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/14/2022

District ALL

Item Creation Date: 7/29/2022

HCD22-67

Coalition for the Homeless of Houston/Harris County

Outreach Services – CCHP 2.0

Agenda Item: III.c.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Second Amendment to the Agreement between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition) to extend the term and allocate an additional \$1,262,299.00 of Community Development Block Grant – CARES Act (CDBG-CV) funds to provide additional outreach services in the form of a dedicated Landlord Outreach Team to recruit 600 new housing units, retain 700 existing housing units, and onboard 100 new landlord/property owners.

Due to pervasive, underlying health conditions and a lack of access to adequate facilities, people experiencing homelessness are especially susceptible to COVID-19 and are at higher risk of experiencing severe symptoms. Per guidance from the Center of Disease Control and the U.S. Department of Housing and Urban Development (HUD), it is imperative during the current pandemic to move individuals experiencing homelessness off streets. In response, the City partnered with Harris County and the Coalition to launch the Community COVID Housing Program (CCHP).

The Landlord Outreach Team will focus on building and maintaining positive relationships with area landlords to ensure there is an adequate number of housing units available, through recruitment of new landlords/properties or retention of current system participants, for households placed into permanent housing as part of the CCHP Phase 2. Outreach services activities currently funded with Emergency Solutions Grant – CARES Act (ESG-CV) and CDBG-CV will continue to be provided.

Category	ESG-CV Amount	CDBG-CV Amount	Additional CDBG-CV Amount	Total (All Sources)	Percent
Program	\$1,600,000.00	\$336,733.00	\$1,147,481.00	\$3,084,214.00	90.3%
Administrative	\$0.00	\$215,192.00	\$114,748.00	\$329,940.00	9.7%
Total	\$1,600,000.00	\$551,925.00	\$1,262,229.00	\$3,414,154.00	100.0%

The original Agreement term was September 1, 2021, to August 31, 2022. The term was extended through an administrative extension to September 30, 2022. The Second Amendment will extend the term to September 30, 2023.

As of June 2022, the Coalition had expended 71% of the ESG-CV and 29% of the CDBG-CV allocations for outreach services. The agency provided 1,616 housing assessments exceeding the goal of 1,500 and exceeded the goal of providing outreach to 400 households by serving 770. There were no findings, but two concerns were noted during the most recent annual compliance monitoring. The Coalition began receiving funding from the City in 2012.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on August 16, 2022.

Keith W. Bynam, Director

Prior Council Action:

2021-707 (O) 8/25/2021; 2021-996 (O) 12/1/2021

Amount of Funding:

\$3,414,154.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 09/14/2022
District I
Item Creation Date: 07/25/2022

HCD22-66
SEARCH Homeless Services
Agenda Item: III.d.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and SEARCH Homeless Services (SEARCH), providing up to \$886,223.00 in Community Development Block Grant – CARES Act (CDBG-CV) funds to help prevent and respond to the impacts of COVID-19.

The Way Home developed the Community COVID Housing Program (CCHP) – Phase 2 to continue supporting Houston’s most vulnerable residents impacted by COVID-19 – people experiencing homelessness. As part of the CCHP Phase 2, SEARCH will provide rapid rehousing case management and housing navigation services to a minimum of 150 households that have been impacted by COVID-19.

Category	Agreement Amount	Percent
Program Services	\$805,657.00	90.91%
Administration	\$80,566.00	9.09%
Total	\$886,223.00	100%

Through The Way Home, a collaborative partnership between the City of Houston, Harris County, and the Coalition for the Homeless of Houston/Harris County (Coalition), the CCHP was developed specifically to prevent and respond to COVID-19’s impacts on the homeless. For CCHP Phase 2, a joint Request for Expression of Interest (REI) from qualified agencies was released in March 2022 by the Coalition. SEARCH was one of the applicants selected by the CCHP partners to receive funding for rapid rehousing case management and housing navigation services.

The Agreement term will provide funding from November 1, 2022 – October 31, 2023, with the option for a renewal of one year. Under CCHP Phase 1, SEARCH has assisted 150 households, 100% of their agreement goal. There were no findings during the most recent annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on August 16, 2022.

Keith W. Bynam, Director

Amount of Funding:

\$886,223.00 Federal Government – Grant Funded (5000)

Contact Information:

Roxanne Lawson,
(832) 394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 9/7/2022

District ALL

Item Creation Date: 7/26/2022

HCD22-64

Houston Area Community Services, Inc., dba

Avenue 360 Health and Wellness

Agenda Item: III.e.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Second Amendment to a Subrecipient Agreement between the City of Houston (City) and Houston Area Community Services, Inc. (HACS) dba Avenue 360 Health and Wellness (Avenue 360). This Amendment will de-obligate \$7,255.89 in Housing Opportunities for Persons With AIDS – CARES Act (HOPWA-CV) administrative funds, as the agency will not spend the remaining balance of funds.

Avenue 360 will continue to provide rental assistance and housing stability case management services to address gaps in the homeless system by keeping formerly homeless individuals securely housed. The reduction in HOPWA-CV Administration funding will not impact other funded activities for the remainder of the agreement term. Avenue 360 is an active member of The Way Home system. This program supports the Community COVID Housing Program (CCHP), a multi-agency response to the COVID-19 pandemic that assists Houston’s most vulnerable residents impacted, people experiencing homelessness.

Category	Original Amount	De-Obligated Amount	Total Amount	Percent
HOPWA-CV Administration	\$18,575.00	\$7,255.89	\$11,319.11	1.18%
HOPWA -CV Supportive Services	\$60,000.00	\$0.00	\$60,000.00	6.24%
HOPWA-CV STRMUA	\$107,180.00	\$0.00	\$107,180.00	11.15%
CDBG-CV Administration	\$71,055.60	\$0.00	\$71,055.60	7.39%
CDBG-CV Program Services	\$711,954.04	\$0.00	\$711,954.04	74.04%
Total	\$968,764.64	\$7,255.89	\$961,508.75	100.00%

The initial term of this agreement was from August 1, 2020, to July 31, 2021. The First Amendment extended the agreement through December 31, 2022. As of June 2022, Avenue 360 served 100% of their client goal and spent 63% of their funding. The agency began receiving funds through the City of Houston in 2000, and there were no findings on the last annual compliance monitoring.

No Fiscal Note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on August 16, 2022.

Keith W. Bynam, Director

Prior Council Action:

7/21/2020 (O) 2020-0634; 8/04/2021 (O) 2021-0631

Amount of Funding:

\$961,508.75 Federal Government - Grant Fund (5000)

Contact Information:

Roxanne Lawson,
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 09/14/2022

District: D

Item Creation Date: 7/22/2022

HCD22-62

Mayberry Homes, Inc. CDC Agreement

Agenda Item: IV.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing an Agreement between the City of Houston (City) and Mayberry Homes, Inc. on behalf of Midtown Redevelopment Authority, providing a Loan of \$2,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds, to finance the infrastructure for a single-family development to be located at 5302, 5306, and 5320 Martin Luther King Jr. Blvd. This project will be administered by HCD's Large Tract Division's Affordable Home Development Program (AHDP) with the aim of increasing affordable single-family homeownership opportunities for households earning between 60% and 120% of the Area Median Income (AMI).

Mayberry Homes will oversee the horizontal and vertical construction necessary to prepare the lots for the new construction of 40 affordable single-family homes. The development's home designs are three-bedroom single-family detached homes restricted to homeowners from 100% to 120% AMI.

The loan term is to be a maximum of two years, beginning from the date of project initiation to the completed construction of the final affordable home. The construction loan is non-amortizing, and the loan term is limited to 24 months. The affordability period per affordable home will be five years, commencing when the sale and City loan to the homebuyer has closed. The City's Deed of Trust is to be fully released upon closing the sales of 40 affordable homes and closing the respective City loans to homebuyers. Partial releases of the City's Deed of Trust securing the construction loan will be given for lots as the lots are sold.

This project is aligned with the City's efforts to invest in creating affordable housing opportunities for homebuyers in desirable neighborhoods throughout the city.

Sources	Amount	Uses	Amount
TIRZ – Bond (COH HCD)	\$2,000,000.00	Land Acquisition	\$225,955.00
Home Sales	\$412,843.00	Site Work	\$230,625.00
Developer's Equity	\$100,000.00	Hard Construction Costs	\$1,783,036.00
		Soft Cost	\$273,227.00
Total	\$2,512,843.00	Estimated Total	\$2,512,843.00

No fiscal note is required on grant items. This item was reviewed by the Housing and Community Affairs Committee on August 16, 2022.

Keith W. Bynam, Director

Prior Council Action:

05/05/2021 (O) 2021-354; 09/01/2021 (O) 2021-756; 11/10/2021 (O) 2021-973

Amount of Funding:

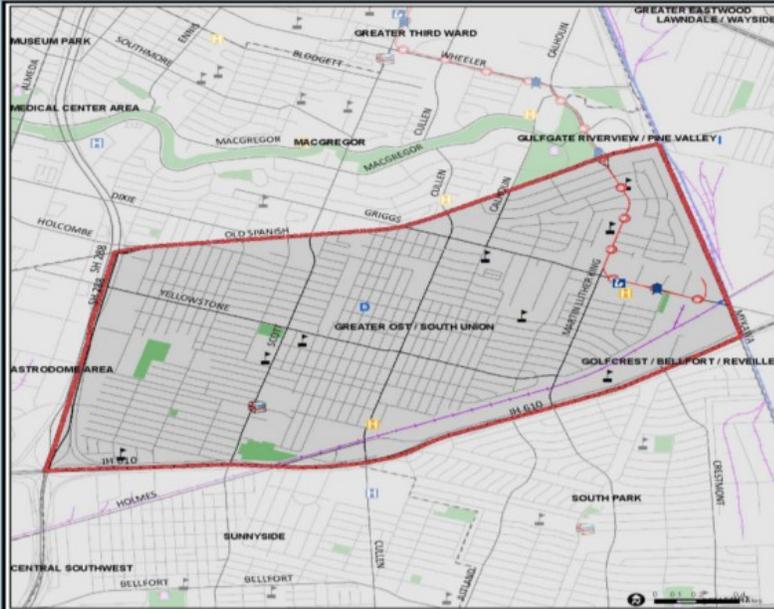
\$2,000,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)

Contact Information:

Roxanne Lawson
(832) 394-6307

Fact Sheet Affordable Home Development Program

The City of Houston Affordable Homes Development Program (AHDP) intends to build several affordable new single-family homes on a large tract of land. The new construction program will build homes for low-to-moderate-income Homebuyers. AHDP is funded by **Uptown TIRZ Series 2021 Affordable Homes Funds**.

Project Name & Address	Southern Palms; 5302, 5306, and 5320 Martin Luther King Jr Blvd
Property Location	 <p style="text-align: center;">5302, 5306, and 5320 Martin Luther King Jr Blvd</p>
Size	40 units
City Council District & Member	District D, Carolyn Evans-Shabazz
Property Type	Vacant Land
Developer	Mayberry Homes Inc on behalf of Midtown Redevelopment Authority
Contact Information	Sharone Mayberry; (713) 523-8585; sharone@mayberryhomes.net

COH Request	\$2,000,000.00 (Gap Financing)
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	Sources	Amount	Uses
	TIRZ Fund	\$2,000,000.00	Gap Financing
	TOTAL Estimated Financing Cost:	\$2,000,000.00	
Number of Homes	<p>New construction of single-family homes of 40 affordable homes are required for sale to low-to-moderate Homebuyers at 120% AMI or below.</p> <p style="text-align: center;">40 Total Homes; all 40 Affordable/LMI Homes</p>		
Developer Selection Process	<p>Midtown Redevelopment Authority submitted a full application for gap financing on January 31, 2022. The application was ranked No. 6 and scored 283 out of 400 possible points.</p>		
Justification	<p>Property is a Transit-Oriented Development (TOD) near the METRO Palm Center Transit Center Station, which is proven to provide new economic opportunities to low-to-moderate income families</p> <ul style="list-style-type: none"> • Easy access to public transportation • Easy access Employment • Easy access to grocery stores • East access to parks or greenspace • Easy access to quality healthcare 		
Contingencies	<p>Securing the site is contingent on the following:</p> <ul style="list-style-type: none"> • Final underwriting approval • City Council approval 		