



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)

Wednesday, December 14, 2022, at 3:15 p.m.

I. Call to Order/Welcome

II. Compliance & Grant Administration

- a. The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Substantial Amendment to the HOME Investment Partnership American Rescue Plan (HOME-ARP) Grant Funds budget transferring \$6,700,000.00 from Acquisition and Development of Non-Congregate Shelters activity to Supportive Services activity. (All Districts)
- b. HCD recommends Council approval of an Ordinance authorizing a Substantial Amendment to the Community Development Block Grant Coronavirus (CDBG-CV) Grant funds budget, transferring \$5,353,012.00 from Public Services activity to Public Facilities activity. (All Districts)
- c. HCD recommends Council approval of an Ordinance authorizing a Substantial Amendment to receive \$4,117,347.69 of additional program income for the HOME Investment Partnership (HOME) Grant Funds 2021 Program Year. (All Districts)

Keith W. Bynam, Director

Kennisha London, Assistant Director

III. Single Family

- a. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Developer Agreement to add state law compliance provisions and extend the time of performance thereunder for the City of Houston Community Housing Development Organization (CHDO) Single-Family Home Development Program to be executed by the City of Houston and A Caring Safe Place, Inc. (All Districts)
- b. HCD recommends Council approval of an Ordinance authorizing a First Amendment to the Developer Agreement to add state law compliance provisions and extend the time of performance thereunder for the City of Houston Community Housing Development Organization (CHDO) Single-Family Home Development Program to be executed by the City of Houston and Change Happens Community Development Corporation, (CDC). (All Districts)
- c. HCD recommends Council approval of an Ordinance authorizing a Grant Agreement between the City of Houston and the Houston Community Land Trust (HCLT) to provide \$1,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds (2430) and \$98,789.68 in TIRZ Affordable Housing Funds (2409), to support continuing operations, management, homeownership, stewardship activities and the delivery of the Uptown TIRZ Bond funded Homebuyer Choice Program. (All Districts)

Keith W. Bynam, Director

Cedrick LaSane, Deputy Assistant Director

IV. Public Facilities/Buyout

HCD recommends Council Approval of a Subrecipient Agreement between the City of Houston and Buffalo Bayou Partnership (BBP) for Marron Park Way. This project is part of the Department of Housing and Urban Development's Community Development Block Grant Mitigation program (CDBG – MIT) and will mitigate future flooding through the development of underground storm drainage. (District H)

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

V. Public Services

- a. HCD recommends Council approval of an Ordinance authorizing a Memorandum of Understanding (MOU) between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition), regarding use of the Coordinated Entry System (CE System) for Qualifying Populations to be served with HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) funding. (All Districts)
- b. HCD recommends Council approval of Ordinance that authorizes the City of Houston (City) to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA) accepting \$1,277,839.00 of Homeless Housing Services Program (HHSP) funds. (All Districts)
- c. HCD recommends Council approval of Ordinance that authorizes the City of Houston (City) to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA) accepting \$401,908.00 of Homeless Housing Services Program (HHSP) funds to address youth homelessness. (All Districts)

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

VI. Director's Comments

Keith W. Bynam, Director



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/4/2023

District ALL

Item Creation Date: 11/30/2022

HCD22-99

Substantial Amendment
of the Amended 2021 Annual Action Plan
Agenda Item: II.a.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Substantial Amendment to the HOME Investment Partnership American Rescue Plan (HOME-ARP) Grant Funds budget transferring \$6,700,000.00 from Acquisition and Development of Non-Congregate Shelters activity to Supportive Services activity.

In accordance with HUD’s Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted in the Plan(s).

HOME Investment Partnership – American Rescue Plan Funds		
Activity	Decrease	Increase
The HOME-ARP Budget is Amended as follows:		
Acquisition and Development of Non-Congregate Shelters	(\$6,700,000.00)	
Supportive Services		\$6,700,000.00
Total HOME-ARP Budget Changes:	(\$6,700,000.00)	\$6,700,000.00

No fiscal note is required for grant items.

The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Prior Council Action:

12/08/2021 (O) 2021-1084

Contact Information:

Roxanne Lawson,
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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/4/2023

District ALL

Item Creation Date: 11/30/2022

HCD22-100

Substantial Amendment
of the Amended 2019 Annual Action Plan
Agenda Item: II.b.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Substantial Amendment to the Community Development Block Grant CARES Act (CDBG-CV) Grant funds budget in the Amended 2019 Annual Action Plan, transferring \$5,353,012.00 from Public Services activity to Public Facilities activity.

In accordance with HUD’s Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted in the Plan(s).

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law-116-136, authorized a special allocation of CDBG-CV, Housing Opportunities for Persons with HIV/AIDS - CARES Act (HOPWA-CV), and Emergency Shelter Grant – CARES Act (ESG-CV) to states and local jurisdictions to prevent, prepare for, and respond to the coronavirus (COVID-19).

Community Development Block Grant – CARES Act Funds		
Activity	Decrease	Increase
The CDBG-CV Budget is Amended as follows:		
Public Services	(\$5,353,012.00)	
Public Facilities		\$5,353,012.00
Total CDBG-CV Budget Changes:	(\$5,353,012.00)	\$5,353,012.00

No fiscal note is required for grant items.

The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Prior Council Action:

07/13/2022 (O) 2022-538; 11/10/2020 (O) 2020-967; 06/23/2020 (O) 2020-511;
05/06/2020 (O) 2020-394; 05/22/2019 (O) 2019-381

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 1/4/2023

District ALL

Item Creation Date: 11/30/2022

HCD22-101

Substantial Amendment
of the 2021 Annual Action Plan
Agenda Item: II.c.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Substantial Amendment to the 2021 Annual Action Plan to receive \$4,117,347.69 of additional program income for the HOME Investment Partnership (HOME) Grant Funds 2021 Program Year.

In accordance with HUD’s Citizen Participation Plan regulations, the City is required to amend components of its Consolidated Plan/Annual Action Plan for a variety of reasons, including when a reallocation of funds increases or decreases the budget of an activity by more than 25% or when an activity is added or deleted in the Plan(s).

HOME Investment Partnership Program			
HOME Activities	Current Allocation	Program Income Increase	Revised Allocation
The HOME PY 2021 Budget is Amended as follows:			
Program Administration	\$1,043,272.00	\$411,734.77	\$1,455,006.77
Multifamily Development	\$4,545,140.00	\$3,200,000.00	\$7,745,140.00
Multifamily Development Delivery	\$598,383.00	\$373,618.47	\$972,001.47
Single Family Development Costs	\$200,000.00	\$131,994.45	\$331,994.45
Total:	\$6,386,795.00	\$4,117,347.69	\$10,504,142.69

No fiscal note is required for grant items.

The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Prior Council Action:

04/21/2021 (O) 2021-273

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 01/11/2023

All Districts

Item Creation Date: 11/30/2022

HCD22-103

A Caring Safe Place, Inc.

First Amendment to the Developer Agreement

Item: III.a.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a First Amendment to the Developer Agreement to add state law compliance provisions and extend the time of performance thereunder for the City of Houston Community Housing Development Organization (CHDO) Single-Family Home Development Program to be executed by the City of Houston and A Caring Safe Place, Inc.

The Community Housing Development Organization (CHDO) Single-Family Home Development Program administers newly constructed affordable-family homes for sale to eligible low- and moderate-income (LMI) homebuyers and expands nonprofit housing providers' capacity.

On December 9, 2020, by Ordinance No. 2020-1074, City Council approved the use of a Developer Agreement for the City of Houston (CHDO Single-Family Home Development Program) and A Caring Safe Place, Inc. (Developer) to provide up to \$2,286,00.00 of HOME Investment Partnerships Program funds to assist in the development of up to nine (9) affordable single-family homes, two of which may include Elder Cottage Housing Opportunity accessory buildings, in the Settegast Super Neighborhood.

No fiscal note is required on grant items.

The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Prior Council Action:

12/09/2020 (O) 2020-1074

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 01/11/2023

All Districts

Item Creation Date: 11/30/2022

HCD22-104

Change Happens Community Development Corporation (CDC)

First Amendment to the Developer Agreement

Item: III.b.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a First Amendment to the Developer Agreement to add state law compliance provisions and extend the time of performance thereunder for the City of Houston Community Housing Development Organization (CHDO) Single-Family Home Development Program to be executed by the City of Houston and Change Happens Community Development Corporation, (CDC).

The Community Housing Development Organization (CHDO) Single-Family Home Development Program administers newly constructed affordable-family homes for sale to eligible low- and moderate-income (LMI) homebuyers and expands nonprofit housing providers' capacity.

On December 9, 2020, by Ordinance No. 2020-1075, City Council approved the use of a Developer Agreement for the City of Houston (CHDO Single-Family Home Development Program) and Change Happens CDC (Developer) to provide up to \$2,100,000.00 of HOME Investment Partnerships Program funds to assist in the development of up to eight (8) affordable single-family homes, two of which may include Elder Cottage Housing Opportunity accessory buildings, in the Settegast and Acres Homes Super Neighborhood.

No fiscal note is required on grant items.

The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Prior Council Action:

12/09/2020 (O) 2020-1075

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 01/11/2023

All Districts

Item Creation Date: 1/3/2022

HCD21-145

Houston Community Land Trust Grant Agreement

Agenda Item: III.c.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Grant Agreement between the City of Houston (City) and the Houston Community Land Trust (HCLT) to provide \$1,000,000.00 in Uptown TIRZ Series 2021 Affordable Homes Funds (2430) and \$98,789.68 in funds from TIRZ Affordable Housing Fund (2409), (which was previously approved and allocated to the Original Grant Agreement by City Council and was unspent at the time of its expiration), for the HCLT to support continuing operation, management, homeownership, stewardship activities and assist in the delivery of the Uptown TIRZ Bond funded Homebuyer Choice Program. The Original Grant Agreement expired by its terms in November 2021.

HCLT was incorporated on May 2, 2018, to preserve home affordability, increase economic diversity, provide housing choice, protect, and leverage municipal housing resources within the City of Houston. HCLT is a community-based organization that provides permanent stewardship of land for community benefit and perpetual preservation of quality and affordable housing and other improvements located on that land, through long-term renewable ground leases. By a letter from the U.S. Department of the Treasury, dated May 29, 2019, HCLT received an exemption from federal income tax under Internal Revenue Code Section 501(c)3.

HCD has determined that the Administrative Costs and Program Delivery Costs that will be reimbursed for the HCLT Activities in the Grant Agreement will provide affordable housing as required by Chapter 311 of the Texas Tax Code. HCLT's current activities are conducted solely for the provision of affordable housing in compliance with Section 311.011(f) of Chapter 311 of Vernon's Texas Tax Code Annotated, entitled the "Tax Increment Financing Act" (Affordable Housing Purposes), and HCLT has agreed to notify the City if it expects to conduct activities for purposes other than Affordable Housing Purposes, and that TIRZ funds shall not pay for costs that are not incurred for Affordable Housing Purposes.

No significant fiscal Operating impact is anticipated as a result of this project.

This item was reviewed by the Housing and Community Affairs Committee on January 18, 2022 and again on December 14, 2022.

Keith W. Bynam, Director

Prior Council Action:

11/7/2018 (O) 2018-884; 2/19/2020 (O) 2020-136; 05/05/2021 (O) 2021-354;
11/10/2021 (O) 2021-973

Amount of Funding:

\$1,000,000.00 - Uptown TIRZ Series 2021 Affordable Homes Fund (2430)
\$98,789.68 - TIRZ Affordable Housing Fund (2409)
PREVIOUSLY APPROPRIATED

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 2/8/2023

District H

Item Creation Date: 10/31/2022

HCD 22-94

Buffalo Bayou Partnership – Marron Park Way

Agenda Item: IV.

Background:

The Housing and Community Development (HCD) Department recommends Council Approval of an Ordinance authorizing a Subrecipient Agreement between the City of Houston and Buffalo Bayou Partnership (BBP) for Marron Park Way. This project is part of the Department of Housing and Urban Development’s Community Development Block Grant Mitigation program (CDBG–MIT) and will mitigate future flooding through the development of underground storm drainage.

This project improves the current infrastructure flow by assisting road runoff to follow upstream and tie-in to a storm sewer line that outfalls directly into Buffalo Bayou. This outfall will be sized to convey the 100-year storm flows for Marron Park way and future development within the overall Lockwood South development.

The project is located between N. York and Lockwood Drives, on the south side of Buffalo Bayou in Houston’s Second Ward neighborhood. Specifically, the approximate 2,000 linear foot segment of road, infrastructure, improvements, and amenities extending east from Drennan Street to immediately west of the intersection of the to-be built Lockwood Park Lane at Marron Park Way.

The agreement between the City of Houston and Buffalo Bayou Partnership entails the land acquisition for the new public right-of-way and construction of the segment of this new neighborhood collector street, new and enhanced public utilities, including previously identified needed stormwater infrastructure, multimodal trails and sidewalks for pedestrian and cyclist safety, and park-like landscaping and amenities for the approximate 2,000-foot-long corridor.

The roadway and other improvements form of a 22- foot-wide concrete roadway consisting of two (2) 11-foot lanes with 6” curb, gutter and storm infrastructure. The roadway section will be graded at a 2% slope from south to north and all storm sewer inlets will be placed on the north side curb to maximize storm infrastructure/cost ratio and efficiency. The total requested amount to be appropriated is \$6,922,182.00.

Sources:	Amount:	Uses:	Amount:
COH HCDD	\$6,922,182.00	Acquisition	\$1,468,329.00
		Construction	\$4,586,553.00
		Design and Planning Costs	\$704,000.00
		Construction Management	\$163,300.00
Total	\$6,922,182.00		\$6,922,182.00

No fiscal note is required for grant items.

The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Amount of Funding

\$6,922,182.00

Community Development Block Grant (CDBG) - Fund 5000

Contact Information:

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/14/2022

District ALL

Item Creation Date: 11/28/2022

HCD22-102

Coalition for the Homeless of Houston / Harris County

HOME-ARP Grant Memorandum of Understanding

Agenda Item: V.a.

Background:

The Housing and Community Development (HCD) Department recommends Council approval of an Ordinance authorizing a Memorandum of Understanding (MOU) between the City of Houston (City) and the Coalition for the Homeless of Houston/Harris County (Coalition), regarding use of the Coordinated Entry System (CE System) for Qualifying Populations to be served with HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) funding. The MOU will ensure the CE System maintains compliance with applicable federal laws, regulations and guidelines promulgated by the U.S. Department of Housing and Urban Development (HUD).

As the Lead Agency for The Way Home Houston, the Coalition is responsible for the operation and maintenance of the CE System. The CE System ensures that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.

The City did not establish a prioritization or preference of populations to be served in its approved HOME-ARP Annual Action Plan Amendment and the existing CE System will be used. HOME-ARP funding has four (4) Qualifying Populations defined within HUD's Notice CPD-21-10. These definitions slightly differ from current eligible population definitions used by the CE System. This MOU formally acknowledges the unique Qualifying Population definitions for HOME-ARP funding and that the CE System will expand the eligibility to include the following unique definitions when used in conjunction with HOME-ARP supported projects or activities.

1. Homeless as defined in 24 CFR 91.5;
2. At risk of Homelessness as defined in 24 CFR 91.5;
3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking (referred to herein as domestic violence/sexual assault/trafficking); and,
4. Other populations who do not qualify under any of the populations above but meet one of the following criteria:
 - A. Other Families Requiring Services or Housing Assistance to Prevent Homelessness
 - B. Those At Greatest Risk of Housing Instability

This MOU does not require the payment of any monetary compensation to either the City or the Coalition. The Coalition has received funding through the City for various grants since 2005. This MOU will be effective from the date of countersignature through September 30, 2030, unless the grant is terminated, or all HOME-ARP funding is exhausted before the stated end date. There were no findings in the most recent annual compliance monitoring.

No Fiscal Note is required on grant items. The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Contact Information:

Roxanne Lawson,
832-394-6307



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/21/2022

District All

Item Creation Date: 11/23/2022

HCD22-105

Texas Department of Housing and Community Affairs

Homeless Housing Services Program Grant

Agenda Item: V.b.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of Ordinance that authorizes the City of Houston (City) to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA) accepting \$1,277,839.00 of Homeless Housing Services Program (HHSP) funds.

The general allocation must be used by the City on activities eliminating and/or preventing homelessness. Specifically, allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or other homelessness-related activities as approved by the TDHCA.

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session. Through HHSP, the state provides funding to the nine largest cities in Texas in support of services to homeless individuals and families. Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.

An Ordinance allocating the accepted HHSP funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Prior Council Action:

11/30/22 (O) 2022-905

Amount of Funding:

\$1,277,839.00 State - Grant Fund (Fund 5010)

Contact Information:

Roxanne Lawson

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CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 12/21/2022

District All

Item Creation Date: 11/23/2022

HCD22-106

Texas Department of Housing and Community Affairs
Homeless Housing Services Program Grant – Youth set-aside
Agenda Item: V.c.

Background:

The Housing and Community Development Department (HCD) recommends Council approval of Ordinance that authorizes the City of Houston (City) to enter into a contract with the Texas Department of Housing and Community Affairs (TDHCA) accepting \$401,908.00 of Homeless Housing Services Program (HHSP) funds to address youth homelessness.

The youth set-aside must be used by the City on activities eliminating and/or preventing homelessness in youth-headed households. Specifically, allowable activities include essential services, street outreach and transitional living for persons experiencing homelessness in youth-headed households; provision of direct services and case management to persons experiencing homelessness in youth-headed households; or other homelessness-related activities as approved by the TDHCA.

HHSP was established by the 81st Texas Legislature through an appropriations rider and codified during the 82nd Texas legislative session. Through HHSP, the state provides funding to the nine largest cities in Texas in support of services to homeless individuals and families. Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio.

An Ordinance allocating the accepted HHSP funds for use by local nonprofit organizations will be presented to Council for consideration within the coming months.

No Fiscal Note is required on grant items.

The Housing and Community Affairs Committee was briefed on this item on December 14, 2022.

Keith W. Bynam, Director

Prior Council Action:

11/30/22 (O) 2022-905

Amount of Funding:

\$401,908.00 State – Grant Fund (Fund 5010)

Contact Information:

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